



28 Dagmar Road, Tivoli, Cheltenham, Gloucestershire GL50 2UG

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A modern semi-detached house situated in the highly sought-after Tivoli district, offering well-proportioned accommodation, generous outdoor space, off-street parking, and excellent potential for improvement in a prime residential location.





This established modern semi-detached home is located within the popular residential area of Tivoli, an area well known for its excellent schooling, community feel, and convenient access to local amenities.

The ground floor provides balanced and functional living accommodation, including a sitting room and a breakfast room that opens into a modern fitted kitchen, creating a practical and sociable layout. A cloakroom/utility room further enhances the usability of the ground floor.

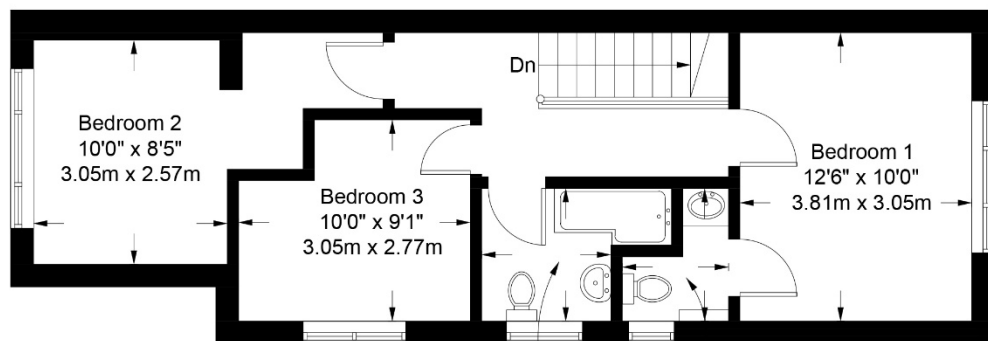
On the first floor, a spacious landing leads to the principal bedroom with en suite cloakroom, two additional bedrooms, and a family bathroom, offering comfortable accommodation suitable for a range of buyers.

Externally, the property benefits from an enclosed rear garden measuring approximately 25' x 12', incorporating a garden room/home office (approx. 17'4 x 7'4), ideal for home working or additional storage. There is also a further enclosed side garden providing valuable extra outdoor space. To the front, a gravelled area provides off-street parking.

Additional features include oak flooring throughout the ground floor, uPVC double-glazed windows, and gas-fired central heating (boiler and cylinder in the loft).

Tivoli remains one of the area's most desirable residential districts, with most facilities and well-regarded schools within easy reach.

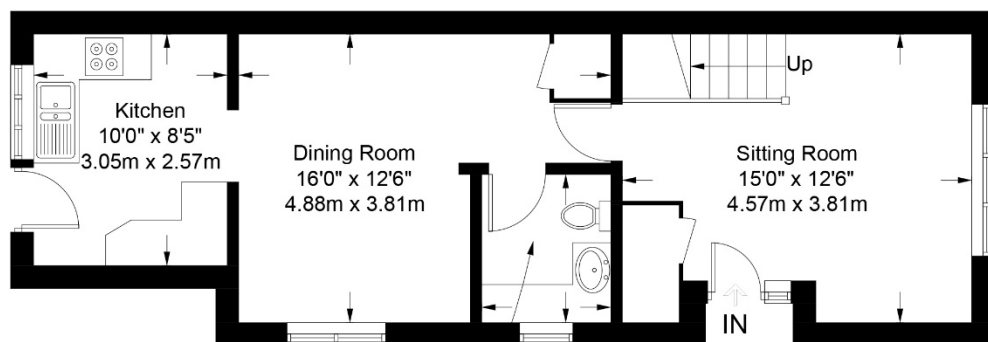




FIRST FLOOR

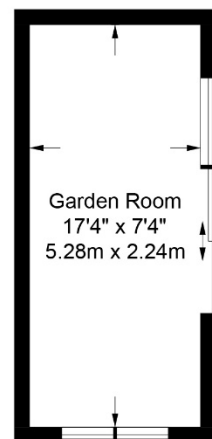
5'10" x 5'8"
1.78m x 1.73m

5'3" x 4'7"
1.60m x 1.40m



GROUND FLOOR

6'4" x 5'7"
1.93m x 1.70m



(Not Shown In Actual
Location / Orientation)



General

Tenure: Freehold

Service: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council

Council Tax: Band C

EPC: TBC

Parking: Off street parking

Heating: The boiler and cylinder are located in the loft.

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Approximate Gross Internal Area 956 sq ft / 88.8 sq m – Garden Room 128 sq ft / 11.9 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.