



OAKFIELD VILLA, 27 ALBANY ROAD, CHELTENHAM, GLOUCESTERSHIRE, GL50 2UN

A FINE EXAMPLE OF A FULLY REFURBISHED TOWNHOUSE IN A PRETTY ROAD IN TIVOLI OFFERING GENEROUS ACCOMMODATION OVER THREE FLOORS. THE PROPERTY WILL BE FOUND IN VERY GOOD CONDITION THROUGHOUT.



THE PROPERTY

A beautifully presented two bedroom home with spacious open plan living accommodation, a useful cellar room and a delightful enclosed rear garden.

The property is in excellent order throughout and offers well proportioned accommodation arranged over three levels. The bay fronted sitting room is open plan to the dining room, creating a wonderfully light and sociable living space. To the rear is a fitted kitchen with access to a separate utility room. A useful cellar room provides valuable additional space and offers excellent potential for a variety of uses.

On the first floor are two bedrooms and a well appointed four piece bathroom, complete with a traditional roll edge bath and separate shower.

OUTSIDE

The property enjoys a lovely enclosed rear garden which backs on to neighbouring gardens, providing an attractive and private outlook. Useful rear pedestrian access is also available. It is fully enclosed and has a deck for entertaining. The side return provides space for a small storage shed and there is an outside water tap. It is very well positioned to enjoy the late afternoon sunshine and designed for ease of maintenance.

At the front the garden is enclosed by wrought iron railings and has a contemporary design. Forrest stone steps lead to the recessed porch with a notable etched Oakfield Villa above the front door.

TIVOLI

Tivoli is one of Cheltenham's most desirable residential areas, admired for its attractive period architecture, strong sense of community and convenient setting. The property is well placed for the independent shops, cafés and restaurants of Montpellier, The Suffolks and Bath Road, while Cheltenham town centre, the Promenade and the railway station are also within easy reach. The area combines a peaceful residential atmosphere with excellent access to the many cultural, leisure and educational amenities for which Cheltenham is renowned.

PARKING

Unrestricted parking is available in local area and more importantly directly outside the property.

BENEFITS

The property has gas central heating and double glazing with all the sash windows being replaced with hardwood bespoke units.











Council: Cheltenham

Council Tax band: C

Tenure: Freehold

Property reference number: GR95116

EPC: D

Services: Mains water, electric and gas. Drainage: Mains drainage



Approximate Gross Internal Area = 971 sq ft / 90.2 sq m

Cellar = 236 sq ft / 21.9 sq m

Total = 1207 sq ft / 112.1 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.

Please check all details before making any decisions reliant upon them.

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