



23 TIVOLI STREET, CHELTENHAM, GLOUCESTERSHIRE, GL50 2UW

**A TWO BEDROOM TOWNHOUSE LOCATED IN A POPULAR PART OF TIVOLI WHICH HAS BENEFITTED FROM A SIDE RETURN EXTENSION ON THE GROUND FLOOR CREATING A LARGE OPEN PLAN KITCHEN. OFFERED CHAIN FREE.**

**THE PROPERTY**

Having been thoughtfully upgraded, refurbished, and extended by the current vendor, 23 Tivoli Street is an exceptional example of modern townhouse living. The property is situated along an attractive terrace of varied character homes and sits pleasingly set back from the road. Upon entering, a welcoming entrance hall provides seamless access to the entirety of the ground floor accommodation.

Situated at the front of the home is an elegant sitting room, centered around a charming inset cast-iron fireplace. Beyond this, a highly practical and newly created utility room has space for two domestic appliances and storage. There is also a cloakroom.

The rear of the property opens up into an impressive, extended open-plan kitchen and living area. This bright space features a side return illuminated by skylights, an array of fully fitted units with integrated appliances, and ample space for both dining and relaxation. There is also an island. French doors open directly from this room onto the enclosed rear garden, perfectly blending indoor and outdoor entertaining.

The first floor accommodates two well-proportioned bedrooms and a contemporary family bathroom. This suite is appointed with a freestanding bath, a separate shower cubicle, a low-level WC, and twin sinks.

**THE OUTSIDE**

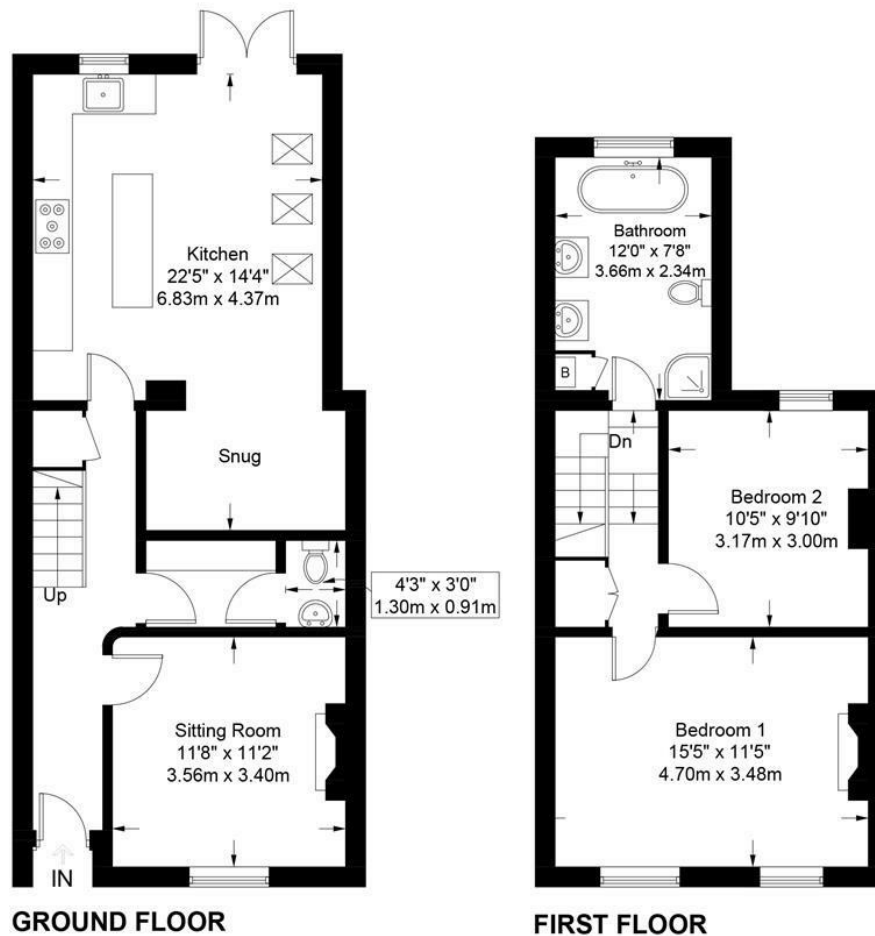
The rear garden (c.27' x 15'10") is fully enclosed and offers the practical benefit of pedestrian rear access via Tivoli Lane to the rear. While currently paved for ease of maintenance and year-round enjoyment, there is also the excellent potential to create secure off-road parking, subject to any necessary consents.

**AGENTS NOTE**

The property is double glazed. The heating is via electric underfloor on the ground floor and gas heated radiators on the first floor.







Approximate Gross Internal Area = 1022 sq ft / 95.0 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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**Tenure:** Freehold  
**EPC:** C  
**Council Tax:** C  
**Area:** 1022.00 sq ft  
**Property Ref:** 19015820

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