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ESTATE AGENTS

ALBANY ROAD, TIVOLI, CHELTENHAM GL50 2UN

£440,000

- Period Mid Terrace Townhouse
- Highly Sought After Area
- Characterful Features
- Living Rm & Dining/Family Rm
- Garden/Breakfast Room
- Two Double Bedrooms
- Basement Playroom/Study Area
- c.32 ft Planted Rear Garden

PROPERTY DESCRIPTION

A highly sought after, three storey, period town house offering versatile accommodation throughout and enjoys two double bedrooms and a useful basement which is currently being used as a play room/study room (no building regulations). Located within this fashionable area of Tivoli, an internal viewing is highly recommended. The property can be reached via a low maintenance front garden with picket fencing and steps leading up to an open porch. The entrance hall has a door to the living room and an opening into the family/dining room with stairs to the first floor. The living room has a feature bay window to the front aspect. The separate family/dining room has double doors leading into the garden room/breakfast room, door to the modern kitchen and stairs to the basement. The garden room/breakfast room has double doors leading into the rear garden and a feature atrium giving ample light, serving hatch to the kitchen and terracotta tiled flooring. The modern kitchen has a range of matching soft close wall and base units with wood effect work surfaces, stainless steel double bowl sink, four ring



'AEG' hob and 'AEG' electric oven under, space/plumbing for a washing machine, integrated dishwasher and fridge/freezer and door to the rear garden. The basement has an under the stairs cloakroom, storage area with door leading to the playroom/study with a bay window (no building regulations). The first floor landing has doors to the two double bedrooms, family bathroom and a fitted wardrobe. Bedroom one has dual windows to the front aspect with fitted wardrobes to the alcoves. Bedroom two also has fitted wardrobes. The spacious bathroom has a three piece white suite and a corner shower cubicle, an airing cupboard housing the 'Worcester' boiler, and tiled flooring. The enclosed, well planted c.32ft rear garden enjoys paving, raised flower beds, feature pond, garden shed and seating area under an arbour. Wooden gate leading to rear pedestrian access. This characterful property also boasts many period features, double glazing and gas central heating.

SITUATION

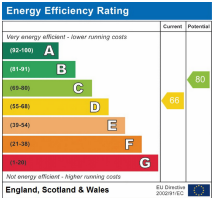
Tivoli is one of the most sought after areas of Cheltenham. It is a short distance away from Cheltenham train station and the popular Montpellier district of Cheltenham. It is also ideally situated for town centre shopping. Tivoli is blessed with its own rich variety of shops, cafes, restaurants and public houses. Nearby schools include Bournside, Dean Close and St. James.

DIRECTIONS

Leave the Leckhampton office via the Bath Road and take the Shurdington Road turning left at the Moored Park Road traffic lights. Turn left at the mini roundabout onto The Park and left again at the next mini roundabout onto St. Stephens Road. Turn right onto Albany Road, the property is on the left hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council. Tax Band C.



Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



