

Albany Road, Tivoli, Cheltenham, Gloucestershire GL50 2UL



Semi-detached 1950s family home • Four bedrooms • Extended • Loft conversion • Driveway • South-facing garden • EPC C

Albany Road, Tivoli,

Cheltenham, Gloucestershire GL50 2UL

Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

An extended family home located in the highly desirable residential area of Tivoli and close to The Park. This traditional 1950s family home offers generously proportioned living space arranged over three floors, complemented by a stunning south-facing rear garden.

Beautifully extended and thoughtfully updated, the property features spacious and versatile accommodation ideal for modern family life. The wide entrance hall leads to a bright front sitting room, complete with a bay window and feature fireplace. To the rear, the home opens into a superb extended living area incorporating a stylish, well-appointed kitchen fitted with an extensive range of wall and base units, granite worktops, and integrated appliances. The kitchen is open-plan to the dining room that enjoys views across the rear garden.

The first-floor landing provides access to two generous double bedrooms, a versatile fourth bedroom or study, and a modern family bathroom fitted with a contemporary suite. A staircase rises to the top floor where the principal bedroom is located, offering a peaceful retreat with ample natural light and a sleek en suite shower room.

There is a large and mature garden to the rear that enjoys a sunny southerly aspect. It includes a paved seating area, a central lawn bordered by mature shrubs, and a raised terrace at the far end – ideal for outdoor entertaining. The garage is accessed via a shared driveway, and additional under-house storage is available via the side of the property.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

Directions

From Perry Bishop's Bath Road office, head towards Cheltenham town centre and turn left at the first traffic lights onto Suffolk Road (A40). Continue on and just before you reach Lansdown Road, turn left onto St. Stephen's Road. Albany road is the second left turn and the house will be found on the right.

What3Words: ///fake.taken.trials

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band D

Our reference

CHE/NB/KF/14072025

We'd love to hear from you

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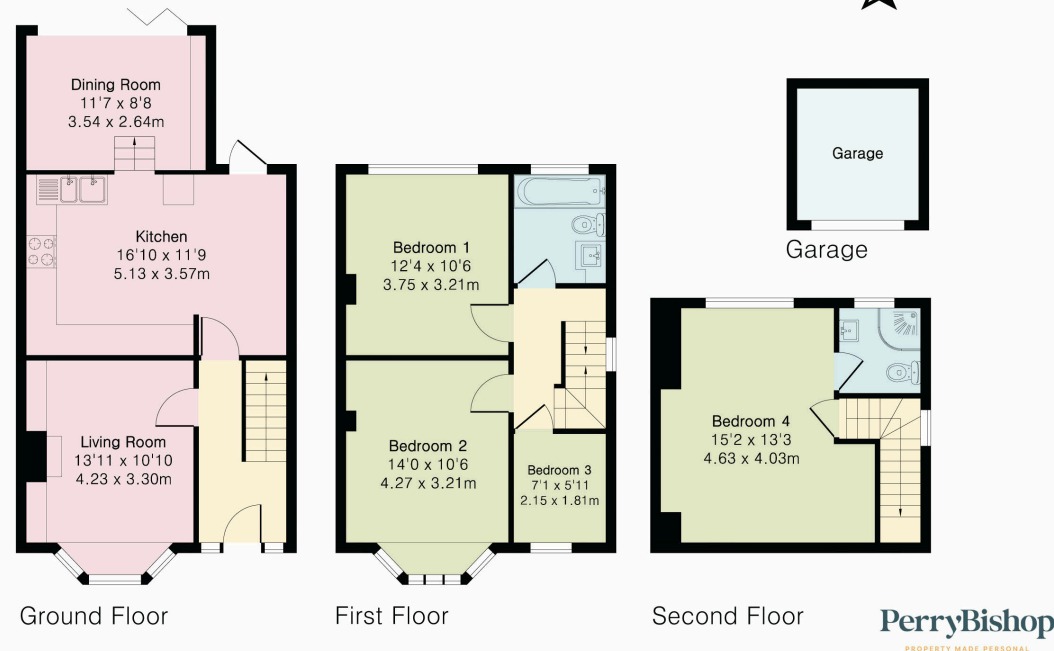


Approximate Gross Internal Area 1186 sq ft - 110 sq m

Ground Floor Area 517 sq ft – 48 sq m

First Floor Area 413 sq ft – 38 sq m

Second Floor Area 256 sq ft – 24 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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