

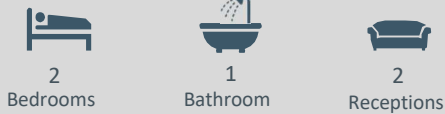
## Lypiatt Mews, Lypiatt Drive, Cheltenham, Gloucestershire, GL50 2QP



No onward chain ● End of terrace home for the over 55s ● Walking distance to Montpellier, Tivoli and the town centre ●  
Sitting room and separate dining room ● Two double bedrooms ● EPC E ●

# Lypiatt Mews, Lypiatt Drive, Cheltenham, Gloucestershire, GL50 2QP

## Key Features



### About the property

A well-positioned two-bedroom end of terrace home for the over 55s, set within a quiet residential enclave in a highly desirable area, just a short walk from Montpellier, Tivoli and Cheltenham town centre.

Approached through a beautiful communal courtyard, the property enjoys a unique setting that offers both a sense of privacy and community.

Offered to the market with no onward chain, the property presents an excellent opportunity for those seeking a straightforward move.

The property offers well-balanced accommodation arranged over two floors, ideally suited to those seeking a manageable home without compromising on location.

The ground floor begins with an entrance hall leading to a comfortable sitting room to the front of the property, while a separate dining room provides a more formal or flexible additional reception space. The kitchen is positioned to the rear, offering a practical layout, with a large ground floor cloakroom adding further convenience.

Upstairs, the first floor provides two well-proportioned double bedrooms, with the principal bedroom benefiting from large fitted wardrobes, along with a modern shower room.

Externally, the property benefits from a private town garden, designed to be low maintenance while still providing an attractive outdoor space. In addition to the garage, there is also the advantage of further parking.

A rare opportunity to acquire a low-maintenance home in one of Cheltenham's most established and central locations, within easy walking distance of Montpellier, Tivoli and the Promenade.

### Amenities

Cheltenham is a Regency spa town known for its elegant architecture, cultural festivals and strong sense of identity, offering a balance of lifestyle, education and connectivity. The town is widely regarded for its broad appeal, combining period charm with a modern and well-served centre.

There is an extensive range of shopping, dining and leisure facilities, from independent boutiques and cafés in areas such as Montpellier and Tivoli, to more comprehensive offerings in the town centre. Cheltenham is also home to a number of well-known festivals throughout the year, including literature, music, science and food, along with the Cheltenham Festival at the racecourse.

The town is particularly well served for education, with a wide selection of highly regarded schools including Cheltenham College, Cheltenham Ladies' College, Dean Close School, Pate's Grammar School, Balcarras School and The Crypt School, alongside a number of established primary schools.

Cheltenham also benefits from excellent transport links, with easy access to the M5 providing routes to Bristol and Birmingham, as well as a mainline railway station offering regular services to London and other major cities.

### 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.

### Directions

From the Perry Bishop office on Bath Road, head north and take the first left onto Suffolk Road. Continue along this road before turning right onto Lypiatt Road.

Take the next left onto Lypiatt Drive, then turn right into Lypiatt Mews, where the property will be found.

What 3 Words ///cabin.dates.rests

### Services & Tenure

Tenure – Freehold  
Service Charge - £2,160 pa  
Electricity - Mains Supply  
Water – Mains Supply  
Sewerage - Mains Supply  
Heating - Electric

### Local Authority

Cheltenham Borough Council  
Council Tax Band - C

### Our reference

CHE250516  
8th April 2026

### We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG  
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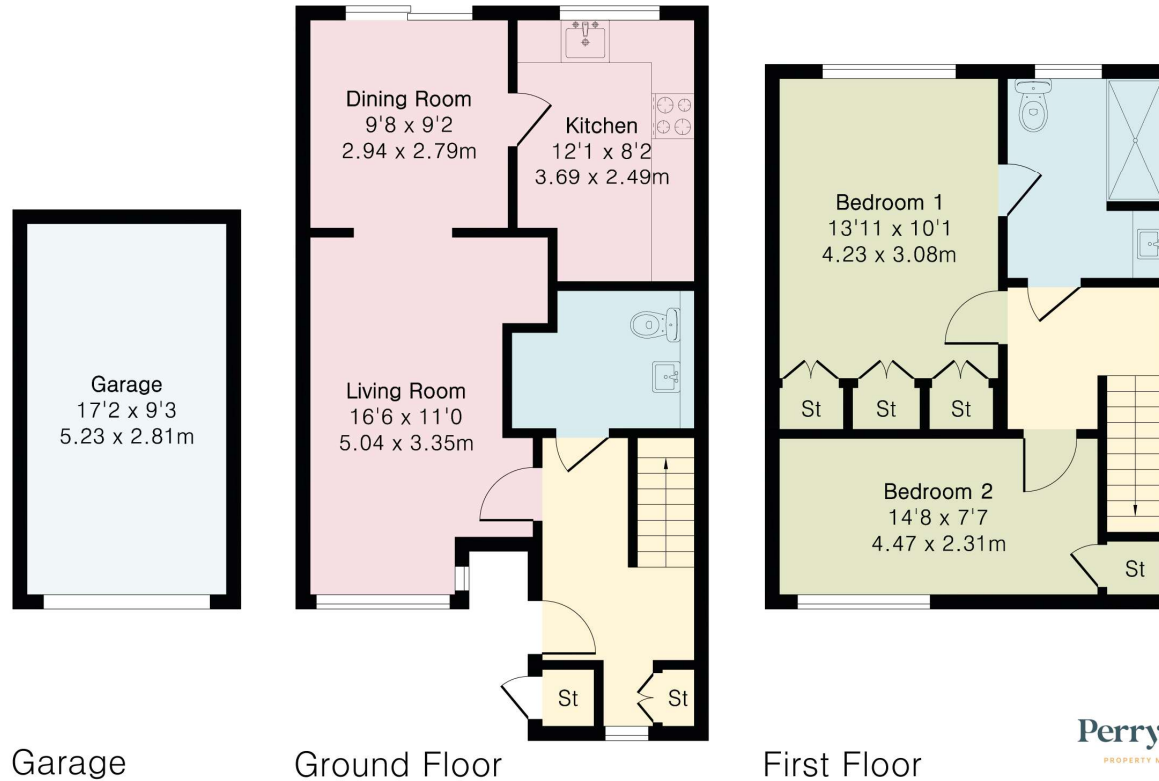


**Approximate Gross Internal Area 1086 sq ft - 101 sq m  
(Including Garage)**

Ground Floor Area 504 sq ft – 47 sq m

First Floor Area 424 sq ft – 39 sq m

Garage Area 158 sq ft – 15 sq m



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PROPERTY MADE PERSONAL



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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