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**PETER BALL & CO.**  
ESTATE AGENTS

# TIVOLI STREET, TIVOLI, CHELTENHAM GL50 2UW

**£1,350 PCM**

- Period House
- Modern Contemporary Finish
- Three/Four Bedrooms
- Open Plan Reception Room
- Modern Kitchen
- Bedroom Four/Study
- Bathroom and Wet Room
- Courtyard Garden

## PROPERTY DESCRIPTION

A stunning, modern, light and airy, four double bedroom house situated in this sought after location in Tivoli with its own private courtyard garden. Sorry no pets.

The accommodation comprises an open plan reception room with stairs to first floor, doors to the kitchen, wet room and bedroom/ study. The kitchen comprises a modern range of eye and base level storage units, sink unit, window overlooking the courtyard, washer/dryer, dishwasher, cooker, hob and fridge/freezer. The spacious living room has solid wood floors and white walls throughout and is an excellent entertaining space. Upstairs are three further double bedrooms and family bathroom which comprises a white suite to include a panelled bath, pedestal wash hand basin, low flush W.C and large separate shower cubicle. The property has a sunny

modern patio garden which can be accessed via a separate gate to the side of the property. The house is warmed by gas fired central heating and is available as an unfurnished long term letting.

N.B. An initial fee of £240.00 for the first applicant is payable to cover administration and referencing costs. An additional £120.00 is payable for each additional applicant or guarantor if required.

## SITUATION

Tivoli is one of the most sought after areas of Cheltenham a short distance away from the Montpellier district of Cheltenham Town Centre and ideal for access to the A40 (towards Gloucester) and the A46, with access to the motorway. As well at its convenience for town centre shopping, Tivoli is blessed with its own rich variety of shops and other amenities.

## DIRECTIONS

Leave our Leckhampton office via the Bath Road towards the town centre and at the traffic lights turn left into Suffolk Road. Continue toward Tivoli and turn left at the Tivoli Pub into Tivoli street and the property can be found on the right hand side.

## ADDITIONAL INFORMATION

Cheltenham Borough Council -Tax Band D.

Energy Efficiency Rating		Current	Potential
This energy efficient - lower running costs			
105-150	A		
81-101	B		
69-80	C		
55-68	D	55	67
49-54	E		
35-48	F		
1-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

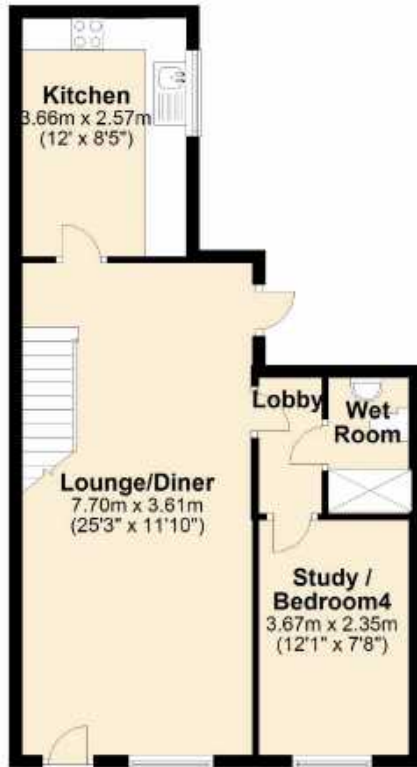
Viewing by appointment with your local office of

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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.





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