

# 7, Andover Road,

#### Cheltenham GL50 2TB

A well-appointed two bedroom home with private garden and off-street parking, set in the heart of Tivoli.

Situated in one of Cheltenham's most sought-after neighbourhoods, this modern two bedroom house offers stylish, low-maintenance living just moments from the independent shops and vibrant café culture of Bath Road.

The ground floor features a bright and versatile reception space with French doors opening onto the rear garden, alongside a contemporary kitchen fitted with integrated appliances. Upstairs, there are two generous double bedrooms and a smart bathroom with shower over bath.

The garden is fully enclosed and larger than expected, with a useful storage shed and ample room for entertaining or relaxing. To the rear, the property benefits from allocated parking for two vehicles, a rarity so close to the town centre. There is also on-street residents permit parking available from the local authority.

Available unfurnished. Gas central heating throughout.

Please note, pets are not permitted at this property.









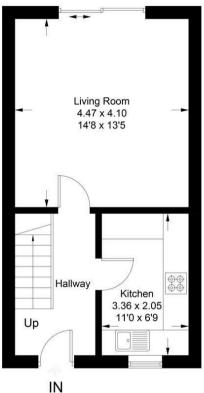


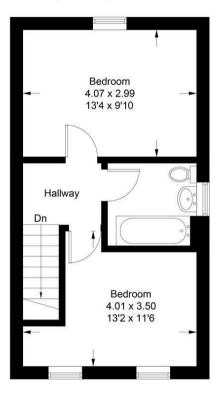


#### **Andover Road**

Approximate Gross Internal Area = 62.15 sq m / 669 sq ft







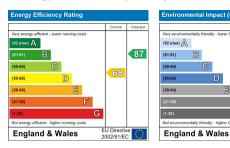
**Ground Floor** 

**First Floor** 

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1202983)

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### **Energy Efficiency Graph**



## Area Map



#### **Viewing**

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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