

11 LYPIATT MEWS

LYPIATT DRIVE, CHELTENHAM, GLOUCESTERSHIRE, GL50 2QP

 Charles Lear



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Located in this delightful courtyard setting, quietly tucked away just off Lypiatt Road within a 5 minute walk to the vibrant Montpellier, this is a mid-terrace modern two storey townhouse for the over 55's which now requires a modicum of upgrading and enjoys a lovely west facing garden.

- Reception hall, cloak/shower room and study/bedroom 3
- Open plan living/dining room and conservatory overlooking the rear garden
- Fitted kitchen/breakfast room which would benefit from a degree of updating
- Two double bedrooms and Jack & Jill en-suite shower room
- Larger than average west facing town garden being well stocked but laid for easy management
- Separate en-bloc garage

DESCRIPTION

Dating from the 1980's, this rendered and painted mid-terrace two storey townhouse has an age restriction for the over 55's. Being one of only two corner properties, the accommodation is notably larger than most of the other homes within this small select development, but does now require a modicum of updating, and it may be possible to create an en-suite shower room to both bedrooms. The property is approached over a formal communal courtyard garden which is always beautifully maintained, leading to the front door. Internally, the accommodation is generously proportioned enjoying the maximum of light and being surprisingly quiet and peaceful.





SITUATION

Lypiatt Mews is surprisingly quiet, tucked away just behind Lypiatt Terrace. There are a good range of local shops in nearby Andover Road, while the vibrant Montpellier District is less than 10 minutes' walk away offering an eclectic range of bespoke shops and boutiques and a varied choice of restaurants. The town centre is also within a comfortable walk offering a wider range of amenities. All of the town's principal schools are also within a short walk or drive. Cheltenham has a surprising number of festivals during the calendar year including literature, food, music, cricket and national hunt racing.

GENERAL INFORMATION

Mains water, electricity and drainage are connected.

Local Authority:

Cheltenham Borough Council: 01242 262626.

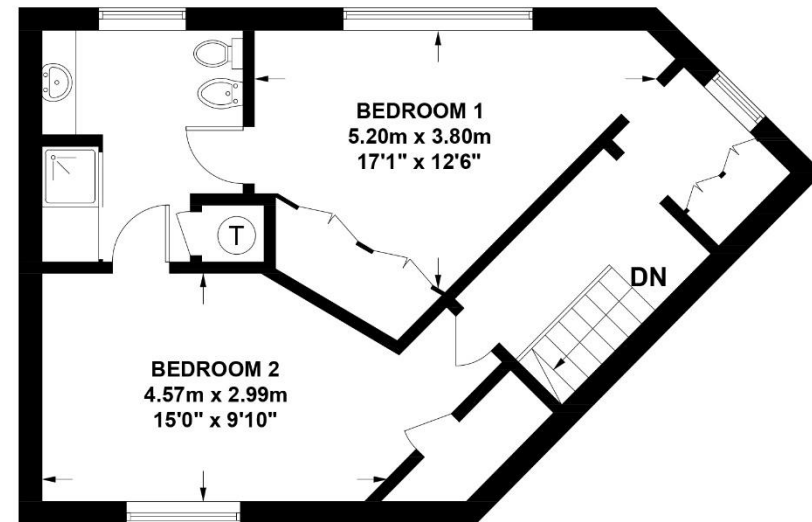
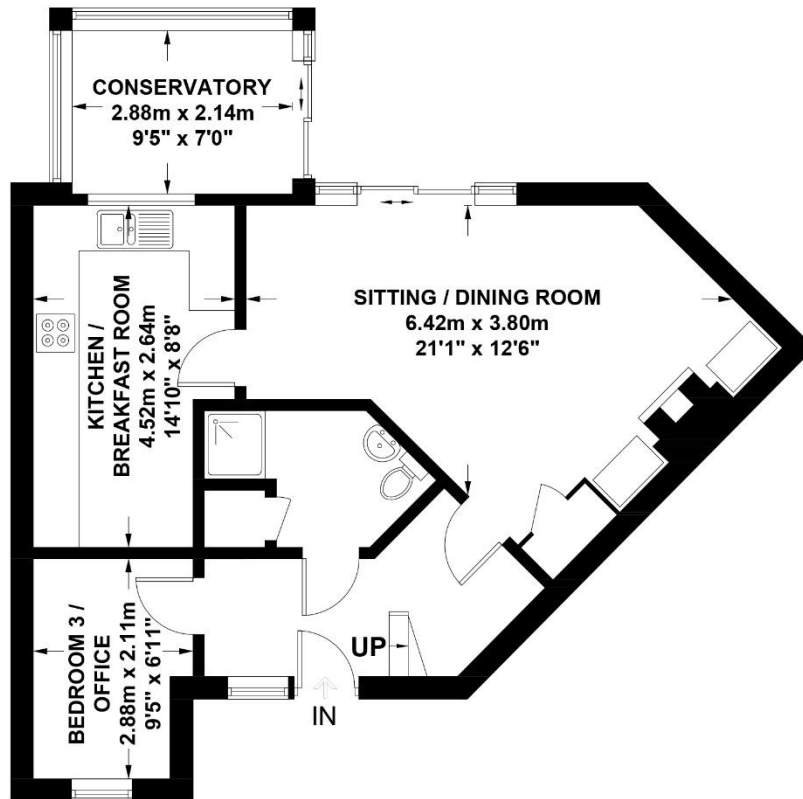
Council Tax Band: (C) - £1,558.52 pa. (2019/2020).

Tenure: Freehold

Service Charge: Approx. £475.00 per quarter.

Viewings are strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

Approximate Gross Internal Area = 110.3 sq m / 1187 sq ft



GROUND FLOOR = 635 SQ FT / 59.0 SQ M

FIRST FLOOR = 552 SQ FT / 51.2 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated.
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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