



ABBEY TERRACE



BRITISH
PROPERTY
AWARDS

2017 - 2019

★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Town Centre

01684 293246

**Engall
Castle**

.com

1 Abbey Terrace, Gloucester Road, Tewkesbury, GL20 5SP

Full of character, this spacious Grade II Listed town house is the first house within this iconic terrace of mixed and interesting homes opposite the Abbey grounds and meadows.

Briefly the accommodation comprises of lounge that has been knocked through to create two lovely rooms both benefitting from an attractive fireplace offering the opportunity for a sitting room and formal dining room.

A door leads through to the dual aspect kitchen/breakfast which is fitted with a range of solid wood wall and base units with door leading into a the rear porch. The kitchen benefits from an integrated double oven, gas hob, dishwasher.

At the rear of the property is the dual aspect study/garden room and completing the accommodation on the ground floor is a wc.

On the first floor there is the main bedroom with the advantage of a large ensuite bathroom and fitted wardrobes. Also on this floor is a contemporary styled shower room, separate wc and airing and storage cupboards.

On the second floor there are two further double bedrooms.



Outside the gardens are large, laid predominantly to lawn with mature planted borders, mature trees and shrubs. There is covered seating area and patio and at the side of the garden accessed via a five bar gate at the front, a double garage. The garage benefits from power and light and the gated driveway provides ample off road parking for several vehicles.

The property has the advantage of gas central heating and double glazed windows,

In 2007 property was affected by flood water. It is now protected by a flood wall at the rear and front and which also protects the garage keeping this dry too. Current insurance is £ xx per annum; Flood Excess £ xx.

Located on the edge of the Town centre is within walking distance of all of the town's excellent amenities and public transport links.

The motorway network, Ashchurch Rail Station and the newly opening Designer Outlook Centre are within 2 miles.



Ground Floor

Entrance Hall
Lounge

Sitting room 13'x11'6"
Dining room 13'9"(max)"x11'5"
Kitchen/breakfast room 16'(max)x16'11"
Study/garden room 16'6"x8'10"
Wc 5'5"x5'5"

First Floor

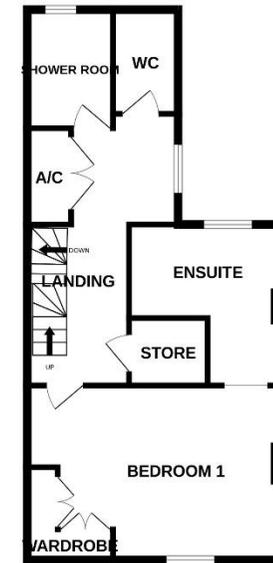
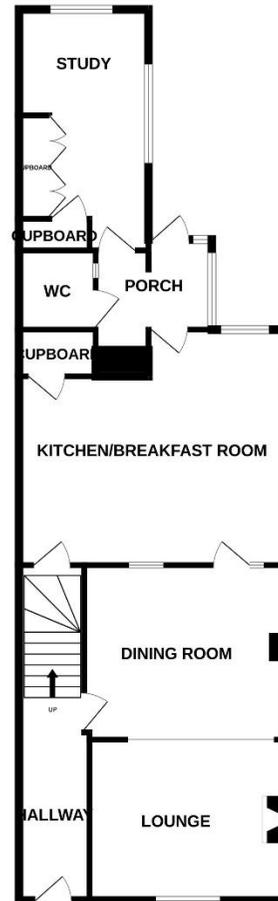
Bedroom 1 15'9"x11'9"
Ensuite 9'6"x6'8"
Shower Room 9'10"x5'3"
Wc 6'9"x2'10"

Second Floor

Bedroom 2 15'10"x12'2"
Bedroom 3 12'1"x9'9"

Outside

Double Garage



Guide Price £475,000

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This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.

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