



ESTATE AGENT  
IN GL17-20

**Stonehills**

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# 49 Mowbray Avenue, Stonehills, Tewkesbury, GL20 5FA

This is an ultimately flexible end terrace house offering immaculately presented and versatile accommodation.

On the ground floor there is a spacious open plan living room encompassing a sitting room, dining room and modern kitchen. The dining area has patio doors leading out to the garden.

The modern kitchen is fitted with a range of wall and base units with an integrated gas hob, extractor and double electric oven.

Completing the accommodation on the ground floor is a wc.

On the first floor the current vendors use what was designed as the lounge as their main bedroom, which is large and light with two windows. Also on this floor is a bedroom 3.

Moving up to the second floor there are two further double bedrooms and the main bathroom. The bathroom is fitted with a modern white suite comprising of a panel bath with shower over, pedestal sink and back to wall wc unit.



Outside the rear gardens are designed with low maintenance in mind and benefit from being private backing onto a small green and having the advantage of gated side access. There is a good sized patio and garden shed.

At the front of the property there is driveway parking, being located within a private close of just 5 houses.

The property has the benefit of gas central heating and double glazing.

Located within this popular small development it benefits from being within walking distance of open countryside and the centre of Tewkesbury and its wealth of leisure, health, and education facilities including hospital, theatre, swimming pool and sports centres. In addition there is a frequent and regular bus service providing links to the town, Cheltenham and Gloucester.

Centrally situated between Cheltenham, Worcester, Gloucester and Evesham it is an excellent commuting base, with Birmingham and other major cities made easy with the motorway and rail networks readily accessible.

## Ground Floor

Open plan living room  
Kitchen/dining area  
Sitting area  
16'6" x 9'2"  
13'3" x 8'6"

WC

## First Floor

Bedroom 1/lounge  
16'7" x 12'10"  
Bedroom 3  
9'6" x 9'6"

## Second Floor

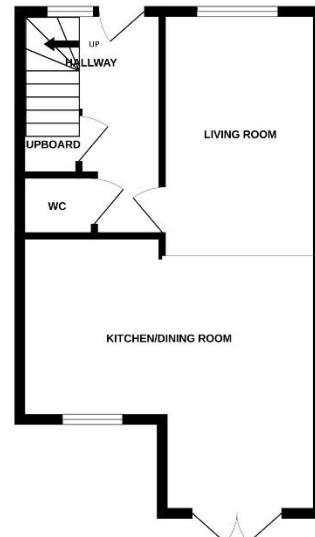
Bedroom 2  
11'8" x 9'10"  
Bedroom 4  
10'1" x 8'9"

## Outside

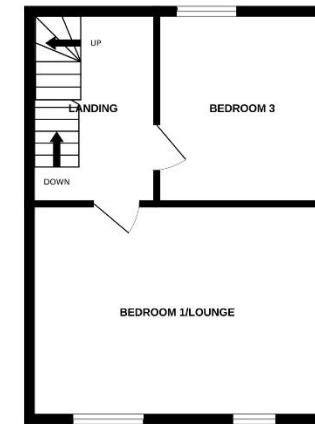
Garden Shed

**Tewkesbury Borough Council Tax Band D**

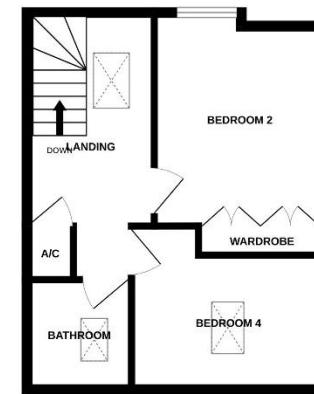
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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.



## Guide Price £345,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd

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