



**Town Centre**

**01684 293246**





## 3 Penny Black Cottages, Post Office Lane, Tewkesbury, GL20 5AD

Discreetly located off the High Street, Penny Black Cottages form part of a Grade II Listing building and are accessed via a private doorway into a walled courtyard – which offers great space for seating, pots and bin storage.

This mews cottage has been cleverly converted and comprises on the ground floor of an open plan living room. A high vaulted ceiling creates a great feeling of “loft style” living, with an atrium roof light flooding the area with light.

The kitchen is fitted with a range of wall and base units with space and plumbing for a cooker, washing machine, fridge and freezer.

Upstairs the galleried landing looks down over the lounge and leads to two bedrooms and a bathroom. The main bedroom has the benefit of a walk-in wardrobe.



The modern bathroom has a panel bath with a 10kw electric shower over, vanity unit with inset wash basin and low level wc.

The property has electric heating and a combination of some double glazed and some secondary double glazed windows.

Tucked away in the heart of the town centre and its wealth of shops, eateries, leisure facilities, The Roses Theatre, a newly built hospital and medical centre, and indeed a local convenience store within 2 minutes of your door, it is a perfect location within the town.

Centrally situated between Cheltenham (10 miles), Worcester (18 miles), Gloucester (11 miles) M5 J9 (1.5 miles) Ashchurch Station (2 miles) it is an excellent commuting base.

## Ground Floor

Living Room 19'2" (max) x 15'10" max)  
Kitchen 8'3" x 7'9"

## First Floor

Bedroom 12'9" x 7'9"  
Bedroom 7'9" x 6'6"  
Bathroom 9'6" x 4'11"

## Outside

Shared Courtyard

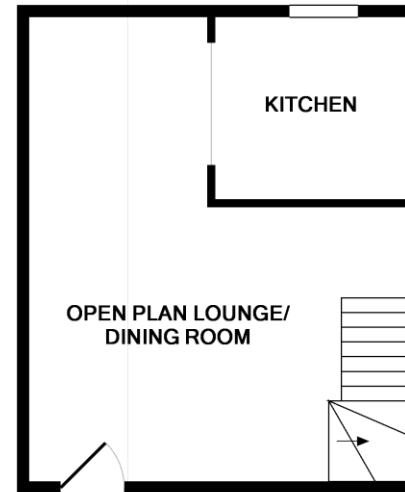
## Tewkesbury Borough Council Tax Band A

Leasehold Property 91 Years remaining on the Lease

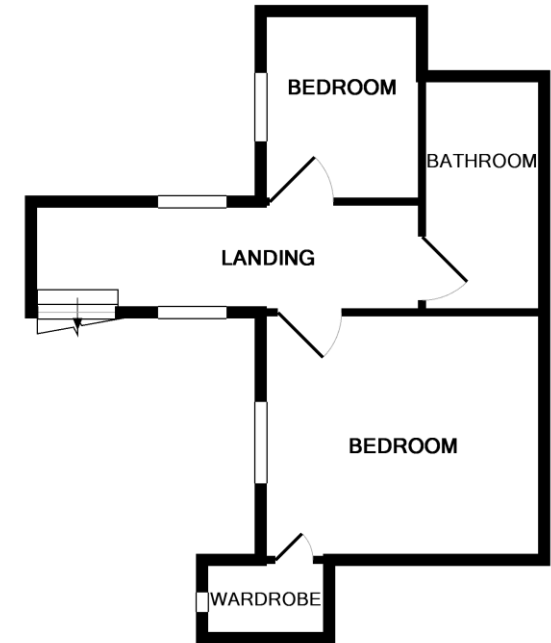
Ground Rent: £50 per annum

Monthly service charge: £70 per month to include communal areas and public liability insurance.

Contribution to Building insurance 15% of total 24/25 = £379.75



GROUND FLOOR



1ST FLOOR



## Guide Price £170,000 Leasehold

Viewing strictly by arrangement with Engall Castle Ltd  
155 High Street Tewkesbury Gloucestershire GL20 5JP  
Office hours: Mon – Fri 9am to 6pm, Sat 9am to 4pm  
email: [sales@engallcastle.com](mailto:sales@engallcastle.com)

01684 293 246  
[www.engallcastle.com](http://www.engallcastle.com)



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.

## Agents Note

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