



Newtown

01684 293246



39 Springfield, Newtown, Tewkesbury, GL20 8EP

Beautifully presented throughout, this really is a lovely semi detached home that you could just move straight into.

A large welcoming hallway provides ample space for coats and shoes, with a door leading through to the lounge/dining room. The lounge has a large picture window overlooking the rear garden and a door leading through to the kitchen/breakfast room.

The kitchen is fitted with a range of white wall and base units with a breakfast bar. There is a glazed door out to the side of the property and also patio doors out to the rear garden. The kitchen benefits from an integrated gas hob, double electric oven and undercounter freezer.

Completing the accommodation on the ground floor is a guest wc.

On the first floor there are 3 good sized bedrooms and a modern bathroom comprising of a white p-shaped panel bath with shower over, a vanity unit with inset wash basin, low level wc and heated towel rail.

Throughout the property has the benefit of upvc double glazed windows and gas fired central heating.



Outside the rear garden is modern having been designed with low maintenance and entertaining in mind. At the rear is a covered decked area forming an attractive "outdoor room" which has the benefit of power. There is an artificial lawn, store area and the advantage of gated side access to the front of the property.

At the front there is ample driveway parking and access to the single garage. The garage has the benefit of power and light and houses the gas central heating combination boiler.

Located within easy walking distance the town centre and its wealth of shops, eateries, leisure facilities, The Roses Theatre, a newly built hospital and medical centre, primary and senior schools and indeed a local convenience store within 5 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

Entrance hall
 Lounge/Dining Room 22'x10'10"
 Kitchen/breakfast room 16'5"x7'8"
 Guest wc 5'3"x4'4"

First Floor

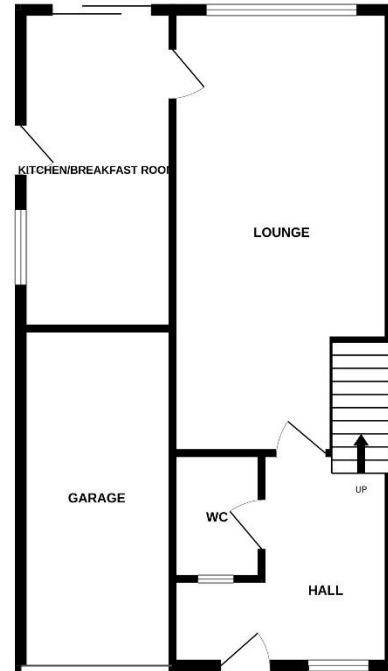
Bedroom 1 13'6"x10'5"
 Bedroom 2 10'5"x8'5"
 Bedroom 3 8'5"x8'
 Bathroom 7'10"x5'6"

Outside

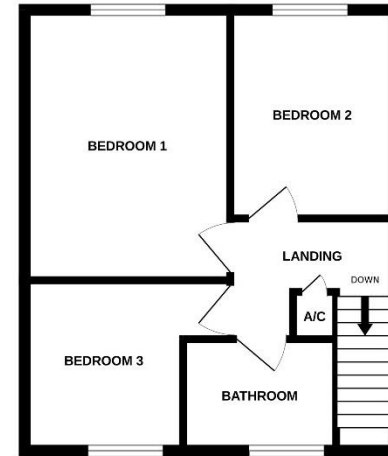
Single garage 17'5"x8'9"
 Covered decked area
 Driveway Parking

Tewkesbury Borough Council Tax Band C

GROUND FLOOR



1ST 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 £320,000 Freehold

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| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (91-100) | A | | 86 |
| (81-90) | B | | |
| (71-80) | C | | |
| (61-70) | D | | 69 |
| (51-60) | E | | |
| (41-50) | F | | |
| (1-40) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |

Agents Note

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