



Tewkesbury

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25 King Johns Court, Tewkesbury, GL20 6EG

Built in the mid 90s by quality builder JJH Homes, using handmade bricks to reflect the vernacular of the area, the properties within the private road and courtyard of King Johns Court all offer individual layouts and this stunning home is no exception.

On the ground floor there is a modern kitchen/dining room with patio doors opening out onto an extended balcony providing the perfect spot for al fresco dining and soaking up the far reaching south westerly views.

The kitchen is fitted with a range of wall and base units with an integrated electric double oven, gas hob and dishwasher. There is a useful storage cupboard and within the seating area is an attractive fire surround housing an electric fire.

Also on the ground floor is a guest wc and off the hallway a door leading into an integral garage which has the benefit of power, light and plumbing for a washing machine.

On the first floor there is a beautifully light lounge, again with patio doors opening onto a large balcony to take advantage of the lovely views. Also on this floor is a double bedroom with the advantage of an ensuite, and a single bedroom/home office.



Moving up to the second floor there are two further double bedrooms both benefitting from ensembles.

Outside at the rear there are two extended balconies which offer perfect low maintenance outdoor space. At the front of the property there is driveway parking, planted border and access to the garage.

King John's Court is a private road with resident parking only and extra permits for parking are available for residents to purchase. There is a management company run by the home owners for the maintenance of the common areas at an annual cost of £60.00 pa.

Located within easy walking distance of the town centre, countryside walks, excellent public transport links, and the motorway network less than 2 miles away it is the perfect central commuter base.

Tewkesbury itself has a wide range of excellent eateries, supermarkets, leisure & sports centres and shops.

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

Kitchen/dining room 13'5"x11'6"
 Wc
 Balcony 15'1"x10'2" max

First Floor

Lounge 16'10"x15' max
 Balcony 15'1"x10'2" max
 Bedroom 3 15'5"x8'1"
 Ensuite 8'1"x4'2"
 Bedroom 4/Study 7'4"x6'4"

Second Floor

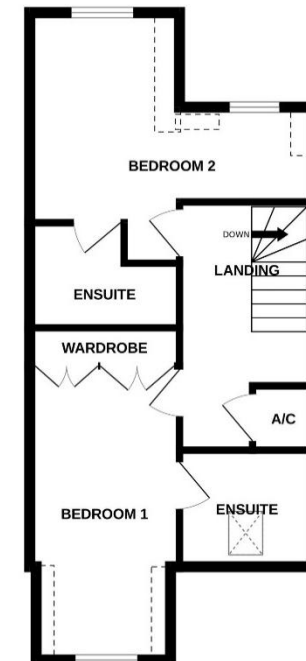
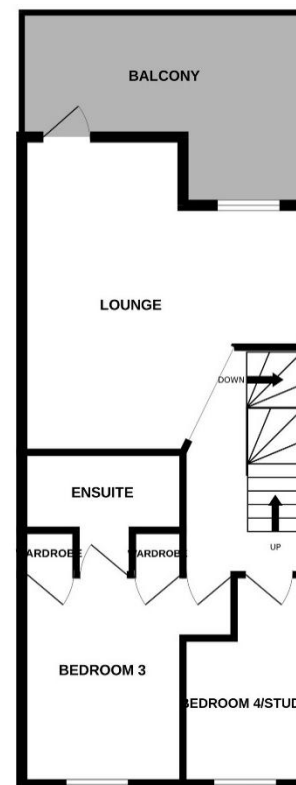
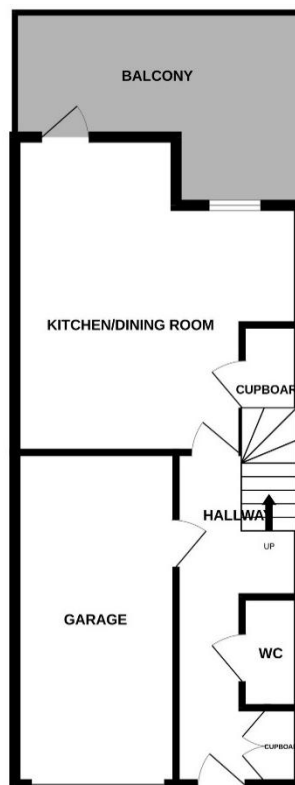
Bedroom 1 17'2"x8'3"
 Ensuite 7'8"x6'4"
 Bedroom 2 11'4"x8'3" min
 Ensuite 5'1"x5'1"

Outside

Integral Garage 17'8"x8'3"

Residents additional parking permits available to purchase
 Freehold Residents Management Company Annual Maintenance Fee £60pa

Tewkesbury Borough Council Tax Band D



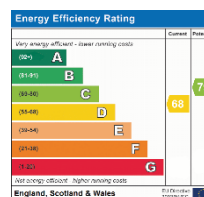
This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.



Guide Price £465,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
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