



BRITISH
PROPERTY
AWARDS

2017 - 2019
★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Tewkesbury

01684 293246

**Engall
Castle**

.com

2 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, with attractive beams and which opens into the kitchen.

The kitchen is fitted with a range of wall and base units with integrated single oven, electric hob and extractor over. There is space and plumbing for a washing machine, fridge and freezer.

Stairs lead from the lounge to two bedrooms and a bathroom. The main bedroom has a staircase leading to usable attic space ideal as wardrobe space.



The modern bathroom has a panel bath with an electric shower over, wall hung wash basin and low level wc.

The property benefits from electric night storage heating.

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

Lounge 12'10"x11'1"
Kitchen 12'10"x6'7"

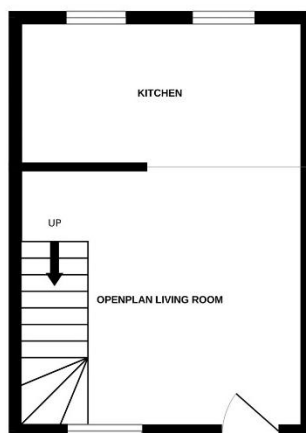
First Floor

Bedroom 1 9'x8'9"
Bedroom 2 7'7"x6'6"
Bathroom 6'6"x6'1"

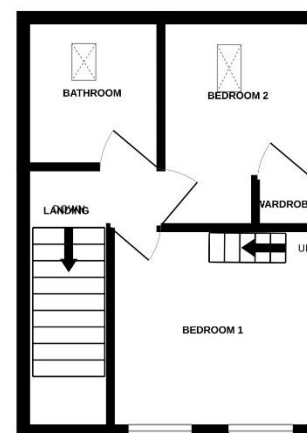
Attic space

Tewkesbury Borough Council Tax Band A

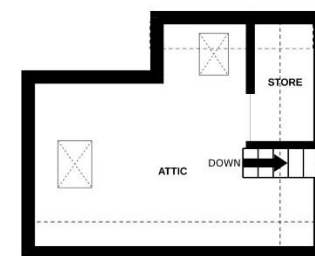
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Leasehold Property 90 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

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 £155,000 Leasehold

Viewing strictly by arrangement with Engall Castle Ltd
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