



**Tewkesbury**

**01684 293246**



## 8 Back of Mount Pleasant, Tewkesbury, GL20 5RD

This is an end terrace cottage that really is deceptively spacious, combined with the advantage of being tucked away in the centre of the town.

The front door leads into a lovely reception room which is currently used as a dining room. A door from here leads into an inner hallway and on into the lounge which benefits from an attractive gas coal effect fire.

Off the lounge is a conservatory – a real sun trap and the perfect spot to enjoy the pretty garden.

To the side of the inner hallway there is a good sized kitchen/breakfast room which is fitted with a range of wall and base units.

Completing the accommodation on the ground floor is a wc.

On the first floor there are two bedrooms and bathroom. The dual aspect main bedroom is beautifully light and the second bedroom has the benefit of a range of modern fitted wardrobes.

The bathroom comprises of a panel bath with shower over, a pedestal sink unit and a low level wc.



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

Outside the rear garden is quite delightful whilst also being low maintenance, having been planted with a range of mature shrubs creating a private oasis in the town.

In addition there is a small courtyard off the kitchen which provides rear gated access to the side of the property for bin storage and the perfect entrance on wet and muddy days, with space for boots and coats.

Located in a backwater road in the centre of the Tewkesbury it is within walking distance of the town's excellent amenities.

Tewkesbury is a vibrant market town with excellent commuter links with J9 of M5 motorway; Ashchurch rail station and regular bus routes within 2 miles of the cottage.

## Ground Floor

Lounge 17'1"x9'1"  
 Dining Hall 10'x9'9"  
 Conservatory  
 Kitchen 15'3"x8'2"  
 Downstairs wc

## First Floor

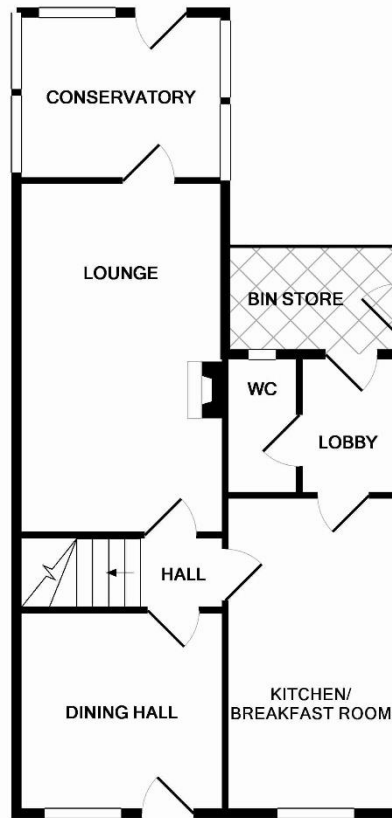
Bedroom 1 15'6"x8'6"  
 Bedroom 2 9'10"x9'10"  
 Bathroom 9'11"x4'11"

## Outside

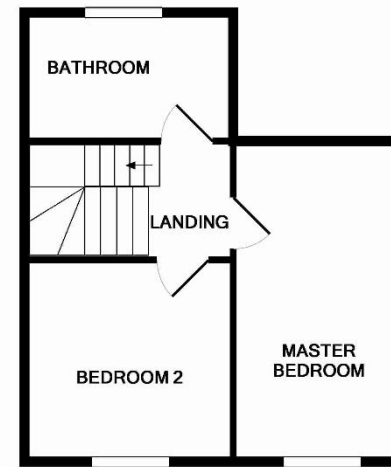
Garden  
 Garden Shed

**Tewkesbury Borough Council Tax Band A**

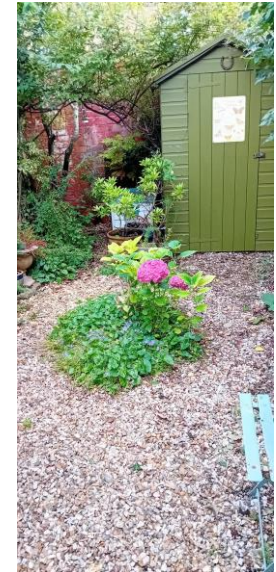
This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.



GROUND FLOOR



1ST FLOOR



**Guide Price £265,000 Freehold**

Viewing strictly by arrangement with Engall Castle Ltd  
 155 High Street Tewkesbury Gloucestershire GL20 5JP  
 Office hours: Mon – Fri 9am to 5.30pm, Sat 9am to 2pm  
 email: [sales@engallcastle.com](mailto:sales@engallcastle.com)

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



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