



2017 - 2019
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GOLD WINNER

ESTATE AGENT
IN GL17-20

Priors Park

01684 293246

**Engall
Castle**
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25 Despenser Road, Priors Park, Tewkesbury, GL20

This is a great, solid house, just waiting for the next owners to love it and make it theirs.

The generously proportioned accommodation comprises of a lounge with patio doors leading through to the conservatory at the rear.

The conservatory offers great space to enjoy the garden and links round to the kitchen.

The kitchen is fitted with a range of wall and base units and a useful pantry and understairs cupboard.

Stairs from the entrance hall lead to the first floor where there are three bedrooms and a bathroom. The bathroom is fitted with a panel bath with shower over, pedestal wash basin and low level wc.

The property has the advantage of gas fired central heating and upvc double glazed windows and doors, with the front of the property benefitting from a porch, the perfect space for outdoor shoes!



Outside the rear garden is a good size, attractively laid with Cotswold stone style planted borders, lawn and garden path leading to several patio/seating areas. There is a garden shed and gated access to the front of the property.

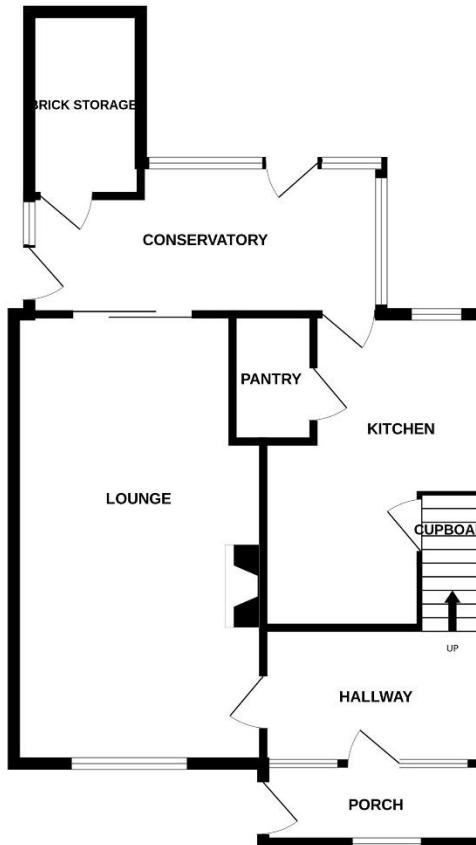
At the front it is again attractively laid with stone edged planted borders and a paved area providing off road parking.

Located within this popular residential area it benefits from being within walking distance of the town centre of Tewkesbury and its wealth of leisure, health, and education facilities including hospital, theatre, swimming pool and sports centres.

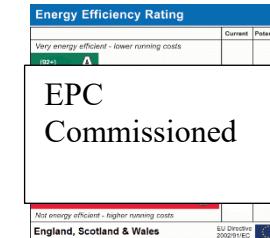
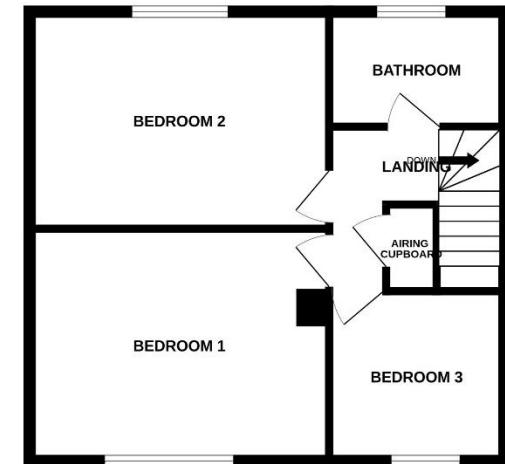
Centrally situated between Cheltenham, Worcester, Gloucester and Evesham it is an excellent commuting base, with Birmingham and other major cities made easy with the motorway and rail networks readily accessible.

Ground Floor	
Lounge	21'7" x 10'4"
Kitchen	14'4" x 8'7"
Conservatory	17' x 7'3"
Brick store	10'1" x 5'6"
First Floor	
Bedroom 1	14'3" x 11'6"
Bedroom 2	14'3" x 9'9"
Bedroom 3	8'6" x 8'2"
Bathroom	8'5" x 5'6"
Outside	
Driveway parking	
Garden Shed	
Tewkesbury Borough Council Tax Band A	

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 £220,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
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