



Tewkesbury

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**Engall
Castle
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14 Barton Mews, Barton Road, Tewkesbury, GL20 5RP

This is a beautifully presented modern home offering versatile and spacious accommodation within the heart of the town centre.

The entrance hall leads into a dual aspect modern kitchen/dining/sitting room and benefits from a glazed door leading out to the rear garden and electric underfloor heating. The kitchen area is fitted with a range of wall and base units with an integrated electric hob, extractor and double oven.

Also off the hall on the ground floor is a guest wc.

On the first floor there is a good sized lounge and a further reception room or bedroom 4 if required.

On the second floor there are three bedrooms and a bathroom.

The bathroom is fitted with a white suite comprising of a panel bath with shower over, modern vanity unit with inset wash basin and low level wc.



Outside the rear garden has been designed with low maintenance in mind, with patio area and artificial grass.

At the front there is the benefit of driveway parking.

The property benefits from gas central heating and upvc double glazing.

Located within easy walking distance of the town centre and the wealth of health, education, leisure and sporting facilities it has to offer, together with easy access to the motorway and rail networks, it is an excellent commuter base.

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



Ground Floor

L Shaped Open plan Kitchen/Dining/Sitting room
15' max (8'3" min) x 21'4" max

WC

First Floor

L Shaped Lounge 14'11" max x 15'9" max
Home Office/Bedroom 4 8'x7'11"

Second Floor

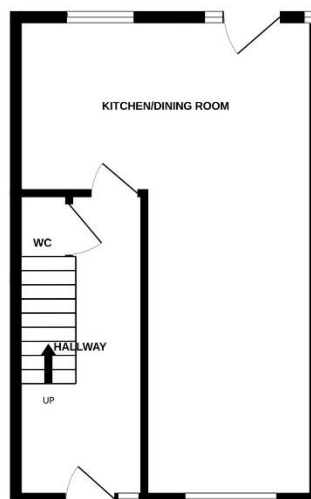
Bedroom 1 13'11"x8'7"
Bedroom 2 9'9"x6'9"
Bedroom 3 10'10"x6'3"
Bathroom 8'x6'3"

Outside

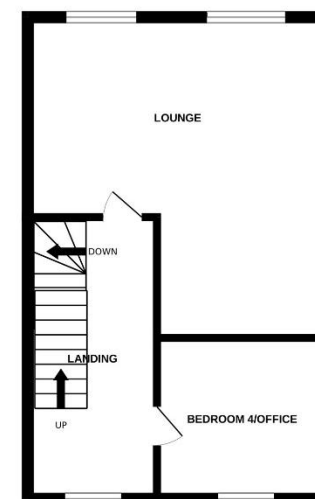
Driveway parking
Low maintenance rear garden

Tewkesbury Borough Council Tax Band C

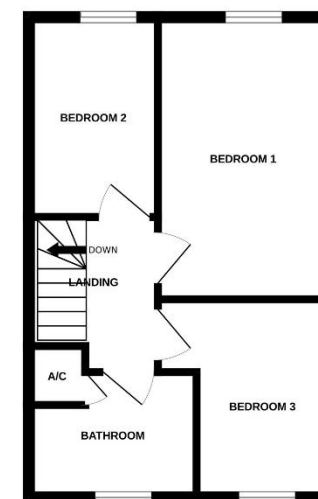
GROUND FLOOR



1ST FLOOR



2ND 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 £265,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd

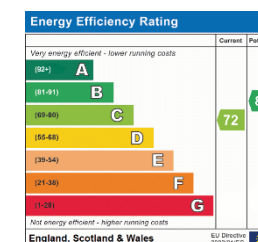
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