



**Tewkesbury Park**

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# 20 Lincoln Close, Tewkesbury Park, Tewkesbury, GL20 5TY

Benefitting from a relatively new combination gas boiler serving the central heating and hot water, upvc double glazed windows and a block paved driveway providing off road parking this is a great opportunity for those just stepping onto the housing ladder or those downsizing to be closer to the town centre.

Briefly the accommodation comprises of an entrance hall leading into the lounge/dining room with picture window overlooking the mature planted front garden.

At the rear of the property there is a kitchen which is fitted with a range of wall and base units with an integrated gas hob, extractor and electric oven, with space and plumbing for a washing machine. It also benefits from a door leading out to the rear garden.

On the first floor there are two bedrooms and a bathroom. Both bedrooms benefit from fitted units.

The bathroom comprises of a bath with shower over, vanity unit with inset wash basin and back to the wall toilet.



The rear garden is a mature planted garden with gravel pathway meandering through. There is a garden shed and gated access to the front of the property.

The front the garden is planted with mature shrubs and there is a block paved drive providing off road parking.

Tewkesbury Park is a popular, established residential area of Tewkesbury being within easy walking distance of the leisure centre, and local supermarket with the town centre itself less than a mile away and which offers a wide range of excellent facilities including Hospital, The Roses Theatre, shops, sports and schools.

The motorway network, train station and designer outlet village is within 2 miles, making this an excellent commuter base.

## Approximate Distances (Miles)

Cheltenham	12	Bristol	49
Evesham	14	Birmingham	42
Gloucester	16	London	120
Worcester	17		



## Ground Floor

Lounge/Dining room 17'10"x11'10" (max)  
Kitchen 11'10"x6'11"

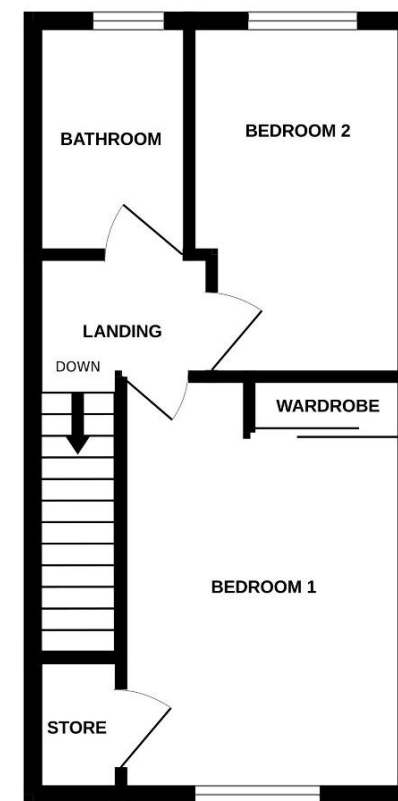
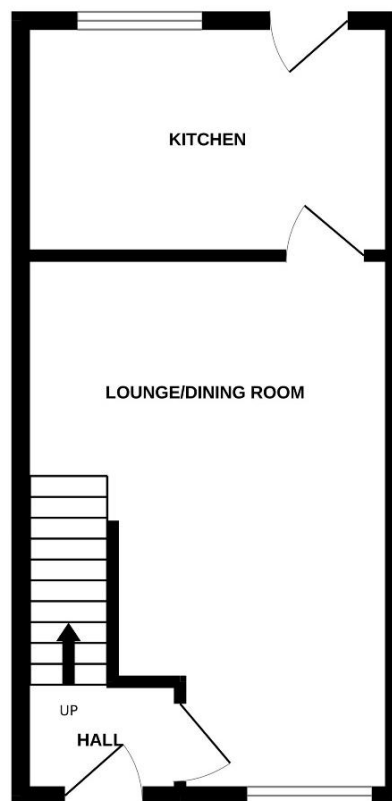
## First Floor

Bedroom 1 11'6"x8'10"  
Bedroom 2 11'x6'8"  
Bathroom 5'1"x4'10"

## Outside

Garden Shed

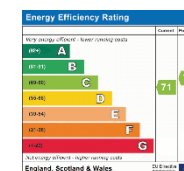
**Tewkesbury Borough Council Tax Band B**



**Guide Price £230,000 Freehold**

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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.

## Agents Note

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