



BRITISH
PROPERTY
AWARDS

2017 - 2019
★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Canterbury Leys

01684 293246

**Engall
Castle**
.com

159 Canterbury Leys, Tewkesbury, GL20 8BP

Ready to move straight into, this is a spacious 3 bedroom semi detached home.

Inside the accommodation briefly comprises of a welcoming hallway which leads to the lounge at the rear of the property.

The lounge has the benefit of patio doors out to the garden. At the front of the property the kitchen is beautifully light and fitted with a range of modern wall and base units. The kitchen has the benefit of an integrated electric hob, oven and extractor over.

Off the kitchen is a useful utility room which has plumbing and space for a washing machine and a door out to the side garden.

Completing the accommodation on the ground floor is a wc.

On the first floor there are three good sized bedrooms and the main bathroom.

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



The property has the benefit of upvc double glazed windows and a brand new gas fired combination boiler.

Outside the rear garden is laid predominantly to lawn with patio area and gated side access to the front of the property.

At the front there is driveway parking.

This home is also offered with the benefit of brand new fitted carpets from a choice of colours.

Canterbury Leys is a popular, small residential area located within Newtown just on the edge of the Town Centre, having the benefit of cycle and walk-ways into the centre of Tewkesbury and its wealth of amenities.

Tewkesbury is a popular Tudor Town with a hospital, comprehensive school, primary schools, shops, health centres and sports facilities including bowls, golf, swimming pool, cricket, rugby and football pitches. Situated close to J9 of the M5 motorway it is an excellent commuter base.



Ground Floor

Lounge 19'7"x12'10"
 Kitchen 10'1"x8'
 Utility Room 7'10"x5'3"
 WC

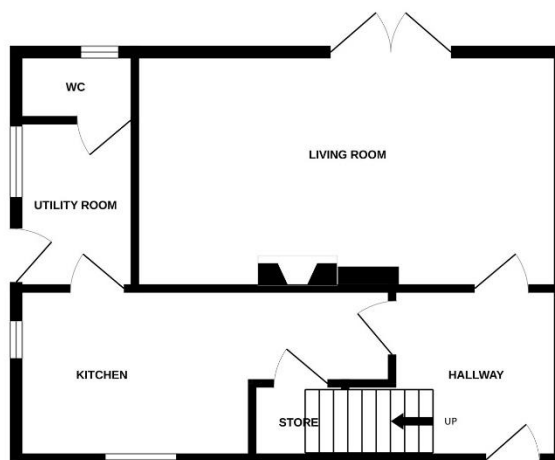
First Floor

Bedroom 1 14'8"x9'
 Bedroom 2 11'3"x10'3"
 Bedroom 3 10'4"x7'10"
 Bathroom 8'1"x7'1" MAX

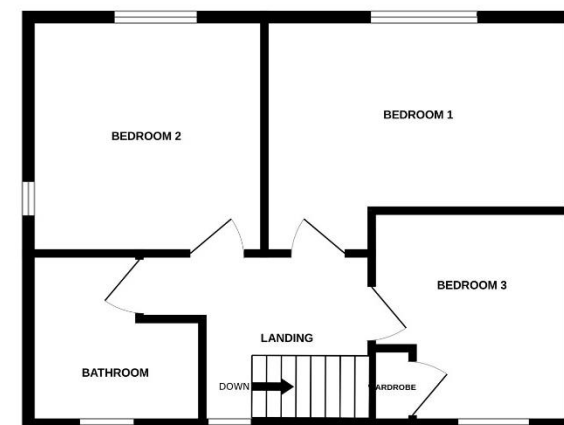
Outside

Tewkesbury Borough Council Tax Band B

GROUND FLOOR



1ST FLOOR



Guide Price £285,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
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Energy Efficiency Rating		
<div></div>		
Current	Potential	

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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