



BRITISH
PROPERTY
AWARDS

2017 - 2019
★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Tewkesbury

01684 293246

**Engall
Castle**
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5 Trinity Street, Tewkesbury, GL20 5LH

This beautifully light and spacious town centre cottage is full of character and charm.

A welcoming entrance porch greets as you enter the cottage and leads through to the lounge which has beams and deep alcoves adding to its character and interest.

A door from the lounge leads through to the kitchen/dining room, with the dining area at the front benefitting from an attractive ornamental fire surround.

The kitchen itself is fitted with a range of modern shaker style wall and base units with an integrated fridge and space and plumbing for a dishwasher.

Off the kitchen is a useful utility room, again fitted with wall and base units and with space and plumbing for a washing machine and tumble drier. A door from here leads into the rear garden.

Completing the accommodation on the ground floor is a downstairs wc.



On the first floor there are 3 good sized bedrooms with the main bedroom benefitting from fitted wardrobes. The family bathroom is fitted with separate walk in shower cubicle, panel bath, pedestal wash basin and low level wc.

The property has the benefit of gas central heating with a combination gas boiler and double glazed timber framed windows to the front.

Outside there is a pretty cottage style front garden with driveway parking and gated side access to the rear. The rear walled courtyard garden is quiet and private with space to add a garden shed/home office if required.

Located within the heart of the town centre with all the amenities it has to offer within easy walking distance, including the Roses Theatre, a new medical centre and hospital, leisure centres, sports facilities, shops and eateries.

Tewkesbury itself is centrally located between Cheltenham, Gloucester and Worcester with J9 M5 and Aschurch Rail Station within 2 miles of the property providing excellent commuter links.



Ground floor

Porch	4'10"x3'11"
Lounge	17'07"x15'01" max
Kitchen/Dining Room	18'07" x10'7" max 9'7" min
Utility area	7'09"x5'05"
Downstairs wc	5'05"x2'10"

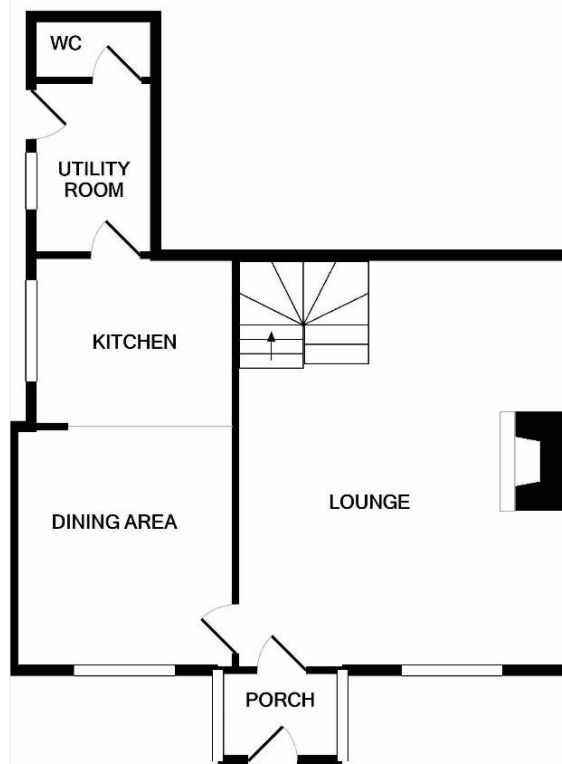
First Floor

Master Bedroom	8'10"x14'08"
Bedroom 2	10'06"x9'09"
Bedroom 3	8'07"x8'09"
Bathroom	

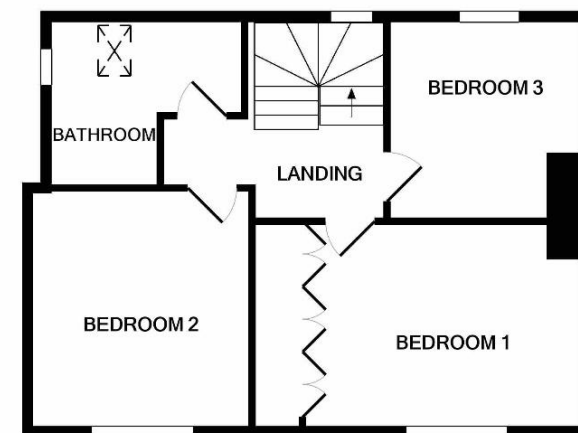
Outside

Walled courtyard rear garden
Cottage front garden
Driveway parking
Gas central heating
Double glazing

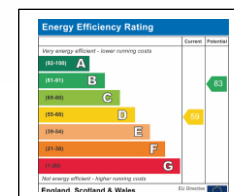
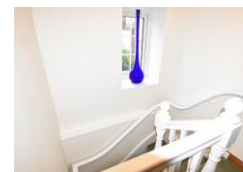
Tewkesbury Borough Council Tax Band C



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 £305,000

Viewing strictly by arrangement with Engall Castle Ltd
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