



**Tewkesbury**

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# First Cottage, Fryzers Court, Tewkesbury, GL20 5PP

Hidden away in the heart of the town centre, with the look and feel of a Cornish fisherman's cottage, this property is quite delightful!

Beautifully presented throughout with characterful beams on the ground floor the accommodation comprises of a lounge with door to the kitchen which is fitted with a range of wall and base units with integrated gas hob and electric oven.

On the first floor there is a bathroom and two bedrooms both benefitting from fitted wardrobes. The bathroom is fitted with a contemporary white suite comprising of a panel bath, vanity unit with hand basin and low level wc.

Throughout the property benefits from upvc double glazed windows and doors and gas fired central heating.

Outside the cottage has the benefit of a pretty courtyard garden just perfect for that lazy Sunday breakfast or that evening glass of wine!



Located within a private gated alleyway, convenient for the wealth of amenities within Tewkesbury including leisure, health, and education facilities including hospital, theatre, swimming pool and sports centre all within easy walking distance of the property.

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.

Tewkesbury itself is located on Junction 9 of the M5 motorway making it an excellent commuter base.

Approximate Distances:

Cheltenham 13 miles;  
Gloucester 15 miles  
Worcester 17 miles

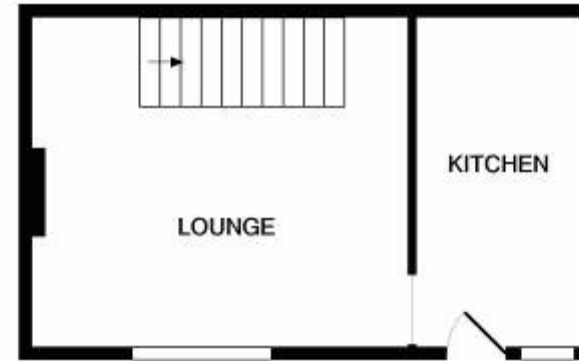
Birmingham 42 miles  
London 128 miles

## Ground Floor

Lounge 13'1"x9'5"  
Kitchen 12'8"x6'5"

## First Floor

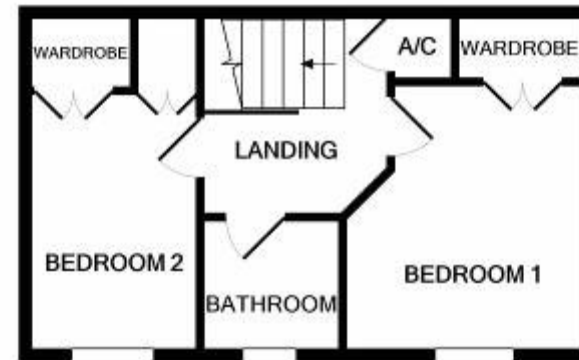
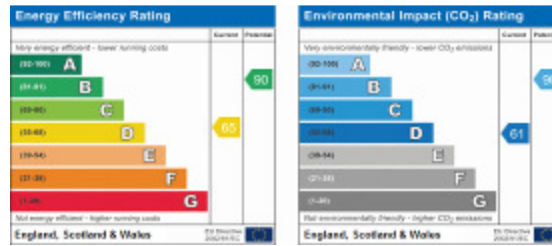
Bedroom 1 10'x9'  
Bedroom 2 9'x7'7"  
Bathroom 5'11x5'10"



GROUND FLOOR

## Outside

Courtyard Garden



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 £160,000**

Viewing strictly by arrangement with Engall Castle Ltd  
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