



Newtown

01684 293246



16 Tretawn Gardens, Newtown, Tewkesbury, GL20 8EF

Presented in turnkey condition this is the closest purchase to a new build home you can get and with the benefit of no onward chain.

Recently extended and modernised throughout it offers beautifully light and contemporary styled living accommodation.

On the ground floor there is a separate lounge and a large open plan kitchen/dining/family room with bi fold doors opening onto a large decked patio area at the rear.

Off the kitchen is a useful utility/boot room with door out to the garden and which has a sink unit, together with plumbing and space for a washing machine. A door from the utility leads into the integral garage, which has the benefit of power and light.

Completing the accommodation on the ground floor is a wc.

On the first floor there are four bedrooms and a modern family bathroom. The main bedroom has the advantage of a modern ensuite shower room.

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



The property has the benefit of upvc double glazing, a combination gas fired boiler serving the central heating and hot water, laminated flooring on the ground floor and new carpets on the first floor.

Outside the rear garden is attractively arranged with a large decked patio area, with gabion walls and raised flower beds with mature planting. There is a lawn area, and gated side access to the front of the property.

At the front there is driveway parking and access to the oversized garage which has the benefit of power and light.

Newtown is an established and popular area of Tewkesbury with a convenient store, close proximity to the town centre, and its wide range of excellent amenities

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.

Ground Floor

Lounge 14'4"x10'7"
 Open plan kitchen/dining/family room 21'4" (max)x20'
 Utility Room 8'11"x7'10"
 Wc

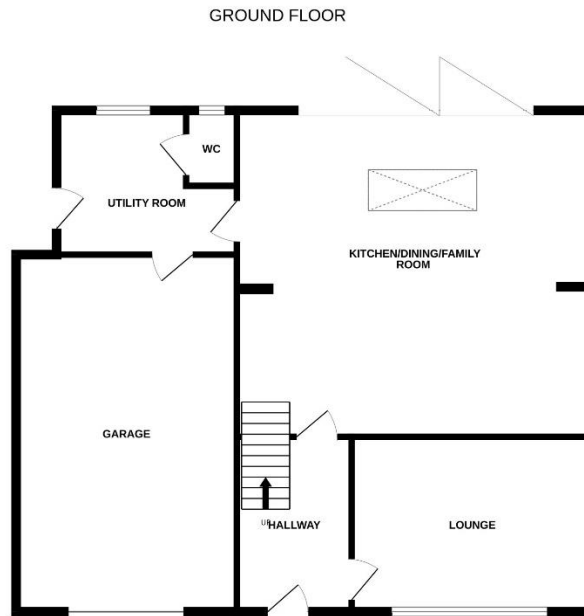
First Floor

Bedroom 1 15'6"x13'5"
 Ensuite 9'9"x4'10"
 Bedroom 2 10'7"x9'8"
 Bedroom 3 10'3"x9'1"
 Bedroom 4 9'2"x7'4"
 Bathroom 7'x5'10"

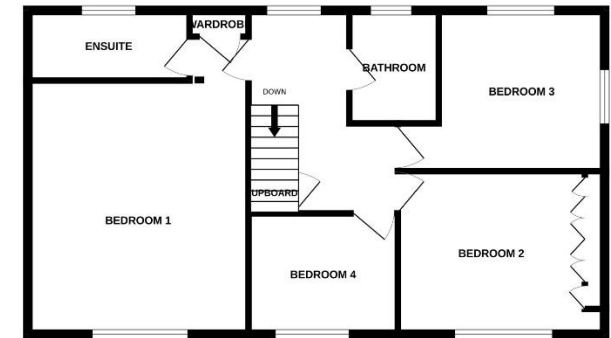
Outside

Garage 21'3"x13'7"

Tewkesbury Borough Council Tax Band D



1ST FLOOR



Guide Price £525,000 Freehold

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	B	B
EPC Commissioned			
			85

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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