



BRITISH  
PROPERTY  
AWARDS  
2017 - 2019  
★★★★★  
GOLD WINNER

ESTATE AGENT  
IN GL17-20

**Tewkesbury**

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## 2 Elliott Court, Back of Avon, Tewkesbury, GL20 8EX

With stunning views from every main room, this architect award winning home offers a treat.

From the moment you enter this modern contemporary styled home you will gain a feeling of quality from the solid wood internal doors with chrome door furniture to the bi-fold glazed doors on every floor providing stunning views.

On the ground floor the kitchen/dining room is fitted with a range of integrated units including fridge, electric oven, gas hob and extractor.

Also on this floor is a downstairs wc, large full height storage cupboard and access to the integral garage which has the benefit of power, light and an electrically operated garage door.

On the first floor the large square lounge has bifold windows that open to a glass Juliet balcony which definitely creates wow factor, opening up the rear of the room to provide far reaching views. There is a further door opening onto a small balcony.



The family bathroom is fitted with a white suite comprising of a panel bath with shower over, pedestal sink and low level wc. Also on this floor is a beautifully light double bedroom with double fitted wardrobe.

The main bedroom is situated on the second floor which again benefits from bi fold glazed doors opening onto a balcony perfect for that morning cup of tea whilst soaking up the views; a range of wardrobes and the advantage of an ensuite shower room.

There is a further double bedroom with fitted double wardrobe; single bedroom and large storage cupboard also located on this floor.

Outside the rear garden is paved to create a low maintenance space ideal for al fresco dining and entertaining with stunning views across the river to the Malvern Hills. There is gated side access to the front of the property. At the front of the property there is a block paved driveway providing access to the single garage and parking with the added advantage of an EV car charging point and electrically operated garage door.

The house benefits from gas central heating and double glazed windows.

Situated within very easy walking distance of the town centre and country walks it is an ideal location to access the wealth of education, health, sporting and cultural facilities Tewkesbury has to offer and with easy access to the motorway and rail networks it is an excellent commuter base.



### Ground Floor

Entrance Hall  
 Kitchen /Dining Room 15'6"(max) x 14'6"  
 Downstairs wc

### First Floor

Lounge 19'3"(max) x 14'6"  
 Bedroom 2 12'9" x 8'  
 Bathroom 9' x 6'

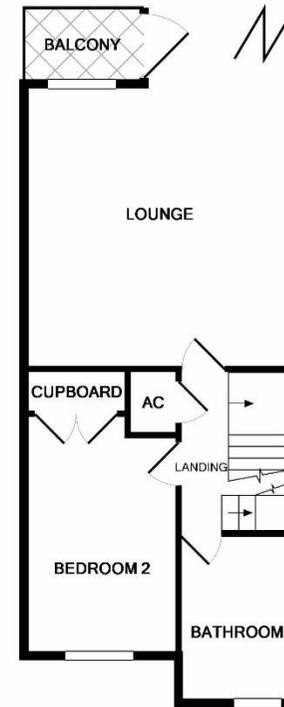
### Second Floor

Bedroom 1 15' x 10'  
 En suite shower room  
 Bedroom 3 13' x 8'  
 Bedroom 4 9' x 6'

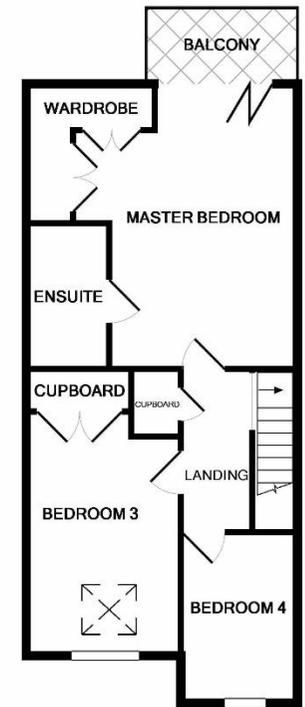
### Outside

Integral Garage  
 Courtyard Garden

**Tewkesbury Borough Council Tax Band D**

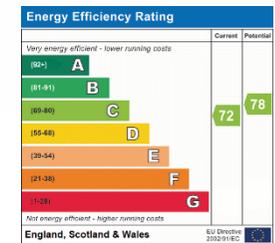


1ST FLOOR



2ND 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 £585,000 Freehold**

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