



BRITISH
PROPERTY
AWARDS

2017 - 2019

★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Tewkesbury

01684 293246

**Engall
Castle
.com**

2 Abbey Court, Tewkesbury, GL20 5SW

A lovely, modern town house offering versatile accommodation which is located on the edge of the town in an elevated position overlooking the Abbey grounds at the front, and with views across Victoria Gardens to Bushley and the Malvern Hills in the distance.

The welcoming hallway leads into the kitchen to the right, which is fitted with a range of modern wall and base units. A door leads through to the dining room which had the benefit of full height glazed windows and door out to the rear garden.

Completing the accommodation on the ground floor is a WC and a useful utility room.

On the first floor there is a characterful lounge with a balcony which benefits from a modern glass balustrade providing uninterrupted views. An archway leads into a snug area to the side, just perfect as a reading snook!

Also on this floor is the main bedroom which has fitted double wardrobes and an ensuite shower room.

On the second floor there are two further double bedrooms and the main bathroom. The bathroom is fitted with a panel bath, vanity unit with inset wash basin and low level wc.



The property has the benefit of double glazed windows and gas central heating.

Outside the garden has been designed with low maintenance in mind with patio areas. It has the benefit of an outside tap and an electricity supply, current serving the hot tub which by separate negotiation could be included in the sale.

There is gated side access to the front of the property and at the front the garden is again low maintenance.

The property has the advantage of a garage en bloc with parking. The garage benefits from solar powered light and power.

Located opposite the Abbey it is ideally positioned to take full advantage of the excellent amenities available within the town centre all within walking distance.

Tewkesbury is a small market town with a wide range of shops, eateries, pubs, supermarkets, Library, medical & hospital centre, leisure facilities including a pool, schools and excellent public transport links.

Centrally situated between Cheltenham (10 miles), Worcester (18 miles), Gloucester (11 miles) M5 J9 (1.5 miles) Ashchurch Station (2 miles) it is an excellent commuting base.



Ground Floor

Kitchen/breakfast room 11'6"x11'1"
Dining room 11'9"x11'6"
Utility Room
WC

First Floor

Lounge 19'11'6" (Max)
Bedroom 1 11'6"x11'1"
Ensuite

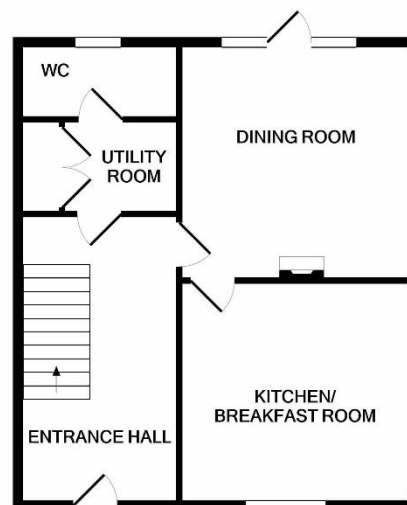
Second Floor

Bedroom 2 11'6"x9'4"
Bedroom 3 11'5"x9'
Bathroom

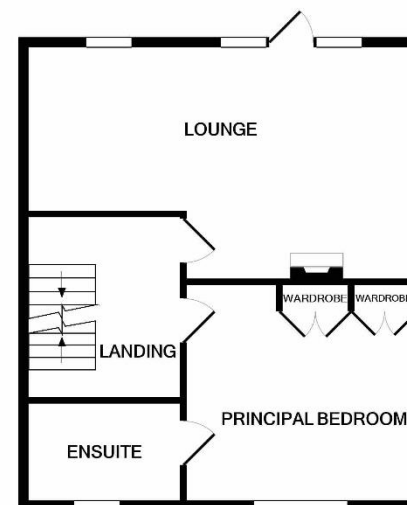
Outside

Garage en bloc
Parking

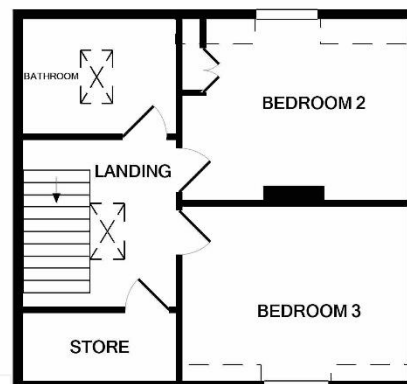
Tewkesbury Borough Council Tax Band D



GROUND FLOOR



1ST FLOOR



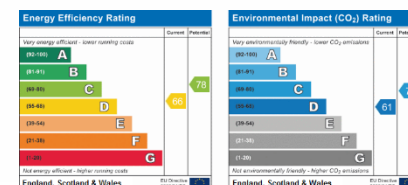
2ND FLOOR

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 £450,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
155 High Street Tewkesbury Gloucestershire GL20 5JP
Office hours: Mon – Fri 9am to 5.30pm, Sat 9am to 2pm
email: sales@engallcastle.com

01684 293 246
www.engallcastle.com



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