



Tewkesbury Park

01684 293246



11 Battle Road, Tewkesbury Park, Tewkesbury, GL20 5TZ

A quite delightful semi detached home, located within this very popular area of the Town.

Briefly the accommodation comprises of an entrance hall and at the rear of the property there is a good sized lounge/dining room with patio doors and further window creating a lovely light airy room. Off the lounge is a conservatory providing excellent space to enjoy the garden or use as a hobby room.

The kitchen is at the front of the property and is fitted with a range of white wall and base units with solid wood worktops and a range style multi fuel oven with extractor over.

A door leads from the entrance hall into the integral garage where there is plumbing for a washing machine.

Moving upstairs there is a bathroom and three bedrooms, with both double bedrooms benefitting from fitted wardrobes.

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



Outside the mature planted garden is attractive, with a lawn, patio, stepping stone path, pergola and garden shed. It has the advantage of gated side access to the front of the property where there is a wide block paved driveway providing ample parking for cars side by side.

The property has gas central heating and upvc double glazed windows.

Tewkesbury Park is a popular, established residential area of Tewkesbury being within easy walking distance of the town centre and local supermarket. The town itself has a wide range of excellent facilities including Hospital, The Roses Theatre, shops, sports and leisure centres, and schools.

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.

Approx distances: Cheltenham (10 miles), Worcester (18 miles), Gloucester (11 miles) M5 J9 (1.5 miles) Ashchurch Station (2 miles)



Ground Floor

Lounge/dining room 16'4"x12'1"
 Kitchen 11'6"x8'
 Conservatory 14'4"x5'2"

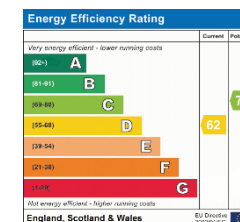
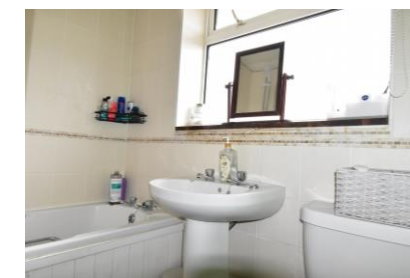
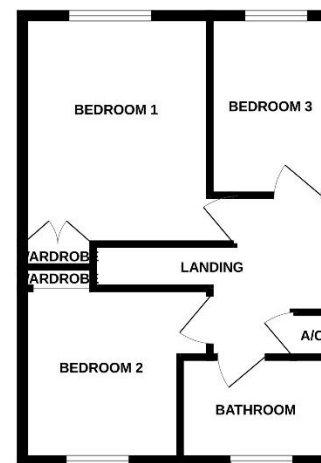
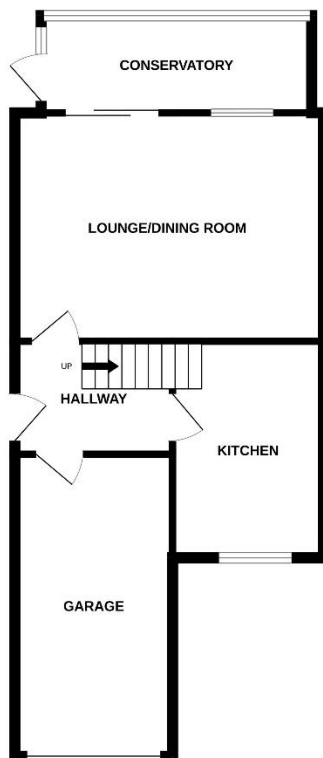
First Floor

Bedroom 1 9'9"x8'6"
 Bedroom 2 9'4"x8'6"
 Bedroom 3 9'6"x8'5"
 Bathroom 6'8"x5'6"

Outside

Garage 16'x8'8"
 Garden shed
 Pergola

Tewkesbury Borough Council Tax Band C



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 £270,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
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