



BRITISH
PROPERTY
AWARDS
2017 - 2019
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GOLD WINNER

ESTATE AGENT
IN GL17-20

Tewkesbury

01684 293246

**Engall
Castle
.com**

2 Fryzers Court, Barton Street, Tewkesbury, GL20 5PP

Hidden away in the heart of the town centre, within a private gated alleyway providing access to the Fryzers Court properties only, this characterful cottage which would benefit from some modernisation but offers a great opportunity.

In brief the accommodation consists of a kitchen which is fitted with a range of wall and base units with an integrated double oven, electric hob and extractor.

A door leads through to the lounge/dining room which has a staircase leading to the first floor and an attractive brick feature wall ideal for an electric fire.

On the first floor there are two bedrooms both benefitting from fitted wardrobes and the bathroom.

The bathroom comprises of a panel bath with shower over, pedestal wash basin and low level wc.



Outside there is a courtyard garden which is designed to be low maintenance with a planted border and garden shed.

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

Located in the heart of the town centre, it has the benefit of the town's wealth of excellent amenities, eateries, leisure, health and educational facilities on your doorstep.

Tewkesbury itself is centrally located between Cheltenham, Birmingham and Bristol with the M5 motorway junction 2 miles away it is an excellent commuter base.

Ashchurch Train Station is 3 miles from the centre; regular bus links with both Cheltenham and Gloucester.

Ground Floor

Lounge 14'7"x12'11"
Kitchen 12'9"x6'6"

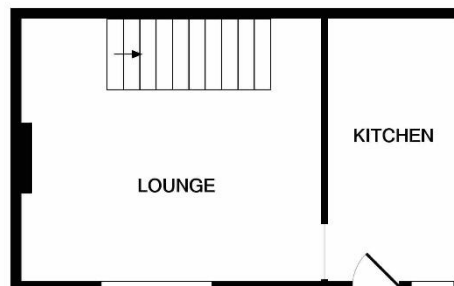
First Floor

Bedroom 1 9'6"x8'
Bedroom 2 9'8"x7'9"
Bathroom

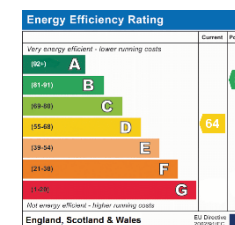
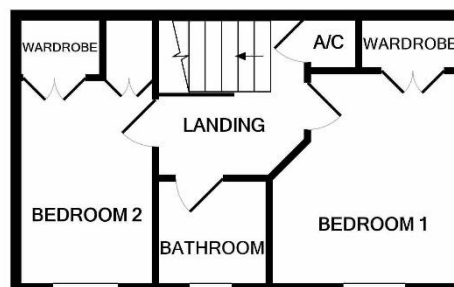
Outside

Garden Shed

Tewkesbury Borough Council Tax Band B



GROUND FLOOR



Guide Price £150,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
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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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