



Tewkesbury

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23 Harbourside, Bredon Road, Tewkesbury, GL20 5DT

One of just 25 properties located within this delightful Marina location, within a small development of Freehold properties exclusively for the over 55s – a rare find within Gloucestershire!

On the ground floor a welcoming porch invites visitors into the hall where there are two useful storage cupboards and ground floor wc.

To the left a door leads into a dual aspect modern kitchen/dining room. The kitchen is fitted with a range of wall and base units with integrated gas hob and electric oven with space and plumbing for a dishwasher and washing machine. The dining area is large enough for a dining table and seating and has the advantage of patio doors leading out to the rear garden.

On the first floor there is a beautifully light dual aspect lounge which has a large patio window providing a lovely outlook to the Marina basin and being west facing enjoys delightful sunsets.

Also on this floor are two double bedrooms both with the advantage of fitted wardrobes and the bathroom. Bedroom 1 has a window to the front and bedroom 2 overlooks the rear garden. The bathroom is a good size and is fitted with a panel bath with shower over, a pedestal wash basin, bidet and a low level wc.

Completing the accommodation on this floor is an airing cupboard which houses the combination gas fired boiler.



Outside at the front of the property there is block paved drive providing ample parking for several vehicles and a planted shrub border. The driveway also provides access into the car port where a door leads into the rear storeroom.

The property also has the advantage of gated side access.

The rear garden arguably one of the largest in the close, and is laid to lawn with mature planting, a patio area and access into the storeroom - which also has access through to the car port, and a further internal store cupboard.

The property has the advantage of a gas combination boiler serving the central heating system and double glazing.

Located within easy walking distance the town centre and its wealth of shops, eateries, leisure facilities, The Roses Theatre, a newly built hospital and medical centre, and indeed a local convenience store within 2 minutes of your door, it is a perfect location within the town.

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/Dining Room 23'2"x9'
 Conservatory 11'4"x7'5"
 WC

First Floor

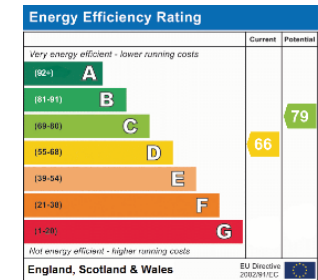
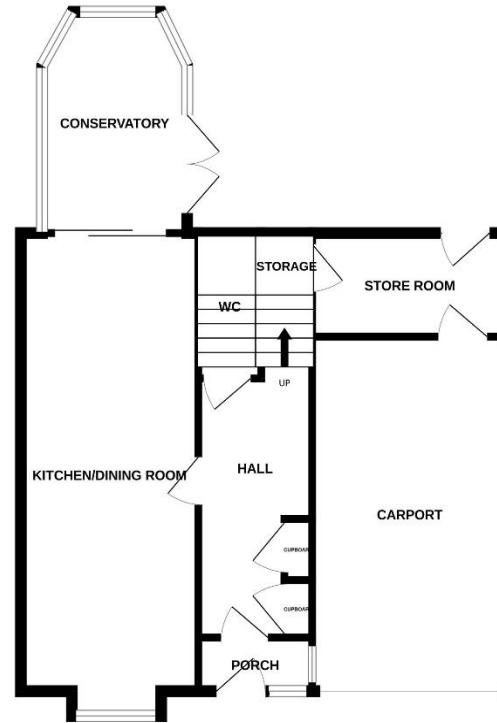
Lounge 19'5"x10'
 Bedroom 1 12'7"x9'
 Bedroom 2 10'2"x9'
 Bathroom 9'x5'11"

Outside

Storeroom 9'6"x6'9"
 Store cupboard
 Carport

The property is Freehold with an age restrictive covenant for over 55s. It forms part of a delightful community and residents become joint shareholders of Harbourside (Tewkesbury) Management Company Ltd which is self managed by the residents. Currently the annual maintenance fee is £35.00.

Tewkesbury Borough Council Tax Band D



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 £330,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
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