



Newtown

01684 293246



15 Walton House, Newtown, Tewkesbury, GL20 8EX

Great location for this delightful end terrace modern home with the advantage of a private rear garden. Located within the grounds of Walton House, the driveway entrance is grand and offers ample parking combined with the advantage the use of the large communal gardens.

The house is Freehold and internally comprises of a welcoming entrance hall with a door to the left leading into the lounge, which in turn leads through to the dining room.

From the dining room double doors lead into a further reception room, ideal as a home office, playroom or garden room with double doors leading out to the garden.

Adjacent to the dining room is the kitchen which is fitted with a range of wall and base units and includes an integrated oven, microwave, gas hob, extractor and dishwasher.

Completing the accommodation on the ground floor is a wc.

On the first floor there are three bedrooms. The main bedroom has the advantage of an ensuite shower room.



The main bathroom is fitted with a panel bath with shower over, vanity unit with inset wash basin and low level wc.

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

The rear garden is bordered at the rear by a backdrop of trees and gives a lovely private feel. It is laid predominantly to lawn with a patio area, gazebo, garden shed and gated side access to the front garden.

At the front there is a further small lawn and allocated parking on the communal gravel driveway.

Walton House is situated in the popular Newtown area on the edge of the Town within easy access to Tewkesbury's wealth of amenities and in particular walking distance to local schools.

Tewkesbury is an excellent commuter base with the motorway and rail networks close by. It enjoys a wide range of sport, culture, education and health facilities and is a popular tourist centre.

Ground Floor

| | |
|------------------|--------------|
| Lounge | 13'4"x10' |
| Reception Room 2 | 13'11"x10' |
| Dining room | 8'10"x8'8" |
| Kitchen | 10'11"x8'11" |

First Floor

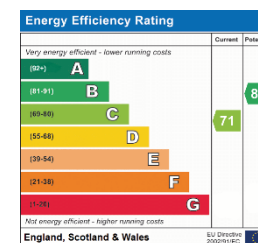
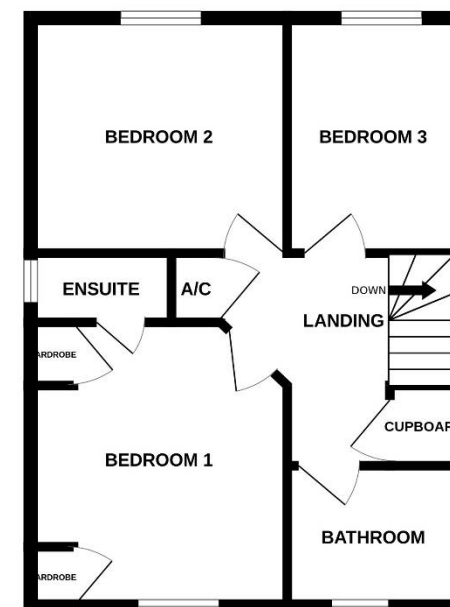
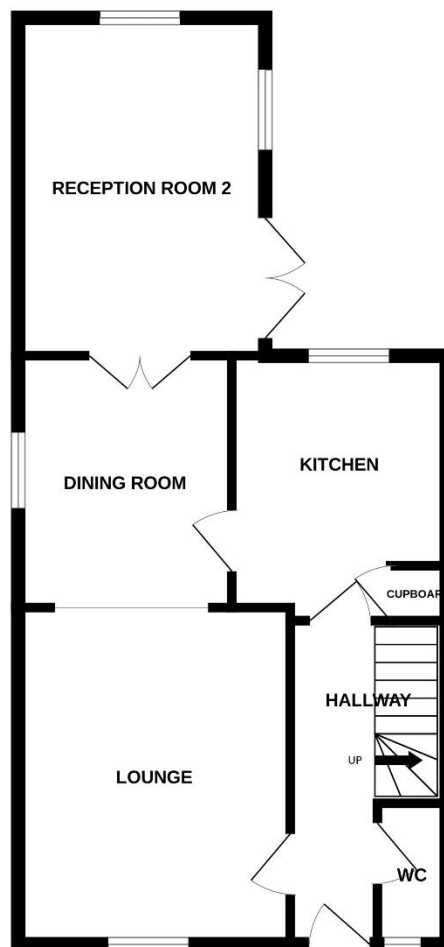
| | |
|-----------|---------------|
| Bedroom 1 | 10'11"x10'11" |
| Ensuite | 6'6"x2'11" |
| Bedroom 2 | 10'11"x8'4" |
| Bedroom 3 | 8'4"x7'1" |
| Bathroom | 7'x6' |

Outside

Garden Shed

Maintenance Charge of £150 per year payable towards the management of the communal access drive payable to **Walton House Garden Management Company Ltd**

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 £300,000 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



Agents Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services equipment, fittings or central heating systems have not been tested and no warranty is given or implied by Engall Castle Ltd that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures and fittings or other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and should not be relied upon for the purposes of fitting carpets or furniture etc. These property details and all statements within this document are provided without responsibility on behalf of Engall Castle Ltd or its employees or representatives and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.

