



**Abbey Terrace**

**01684 293246**



## 4 Abbey Terrace, Gloucester Road, Tewkesbury, GL20 5SP

This Grade II Listed property is located within one of Tewkesbury's most iconic and attractive row of cottages, offering surprisingly spacious accommodation, retaining much character whilst in need of updating and renovation.

Offered for sale with no onward chain the accommodation briefly comprises on the of two reception rooms, a kitchen/dining room with door to the garden. Completing the accommodation on the ground floor is a utility and large inner hallway.

On the first floor there are two bedrooms and family bathroom and two further bedrooms and a bathroom on the second floor.

The house has a central heating system installed which will require a service and repair.

Outside the rear garden is long stretching down to the pedestrian walk way to Victoria Gardens with rear gated access. At the front there is a walled garden with path to the front door.



The property has the benefit of a cellar, designed when originally built as a "wet cellar", which protects the house when the water table in the area is high. It should be noted that the property did flood during the "great storm" of 2007, but has not flooded since that time.

Located opposite the Vineyards, Abbey grounds and adjacent to Victoria Gardens on the edge of the town centre, it has the benefit of lovely walks, open space and yet situated within easy walking distance of the towns wealth of excellent eateries, supermarkets, leisure & sports centres and shops.

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

Lounge	11'3"x9'4"
Reception Room 2	14'2"x11'2"
Kitchen/Dining Room	22'x10'11"
Utility	7'1"x5'5"
Inner Hall	9'10"x5'5"

## First Floor

Bedroom 1	13'6"x11'3" (max)
Bedroom 3	11'2"x7' (max)
Bathroom	8'3"x6'2"

## Second Floor

Bedroom 2	15'10"x8'9"
Bedroom 4	10'11"x7'3"
Bathroom	6'4"x5'9"

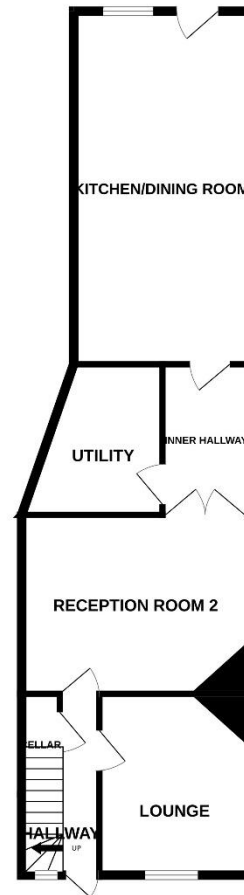
## Cellar

## Outside

Garden

**Tewkesbury Borough Council Tax Band E**

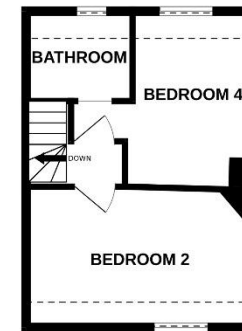
GROUND FLOOR



1ST FLOOR



2ND FLOOR



**Guide Price £225,000**

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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