



BRITISH
PROPERTY
AWARDS

2017 - 2019
★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Priors Park

01684 293246

**Engall
Castle**
.com

20 Margaret's Road, Priors Park, Tewkesbury, GL20 5HZ

A great opportunity for first time buyers and investors alike. Available with vacant possession or with the current tenants in situ.

The accommodation comprises of an entrance hall which leads to the right into the lounge which has the benefit of a chimney breast housing the gas fire.

A door from the lounge leads through to the kitchen/dining room at the rear of the property which benefits from a glazed door leading out to the garden. The kitchen is fitted with a range of wall and base units with space and plumbing for a washing machine.

On the first floor there are two double bedrooms and a bathroom.

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



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

Outside there is gated side access to the rear garden which is laid to lawn with a central path, patio area and garden shed.

At the front there is a further lawn and gated pedestrian access.

Located on the edge of Tewkesbury in a mature residential area with excellent bus service into the centre, and walking distance to local shops, supermarket, gastro pub and primary school.

Tewkesbury itself has a wealth of amenities with excellent commuter links to neighbouring Cheltenham, Gloucester and Worcester.

Ground Floor

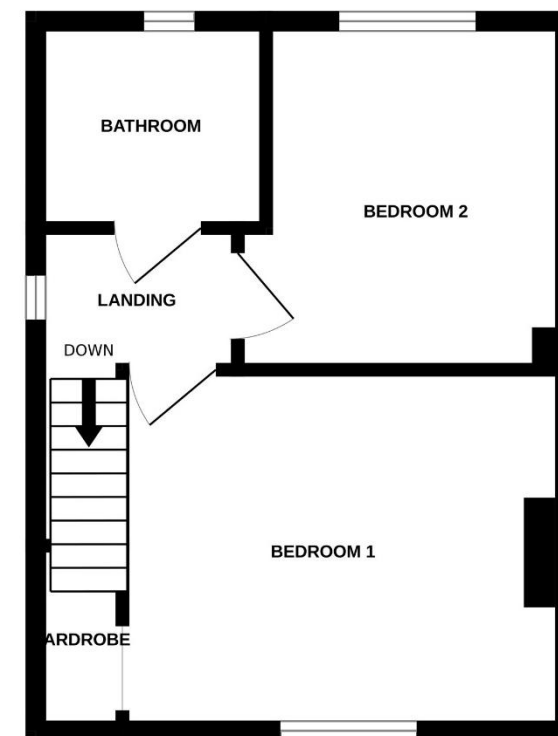
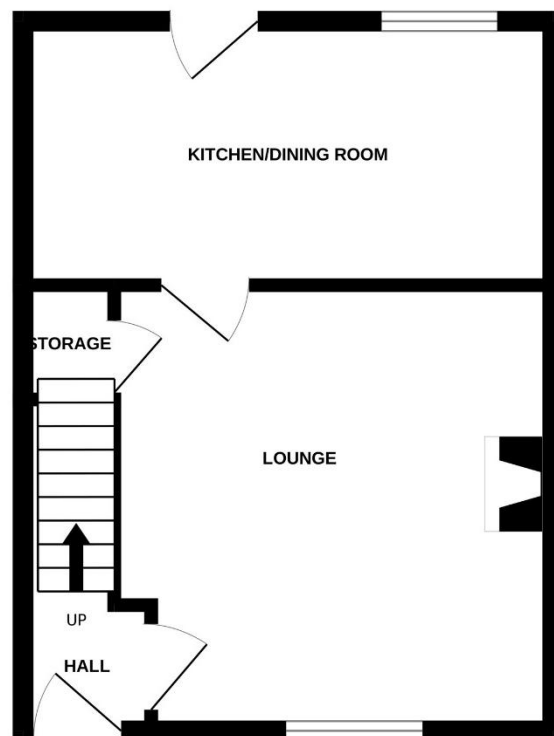
Lounge 12'6"x11'1"
Kitchen/Dining room 15'5"x7'6"

First Floor

Bedroom 1 11'6"x10'3"
Bedroom 2 9'11"x8'7"
Bathroom 6'6"x5'4"

Outside

Garden Shed



Tewkesbury Borough Council Tax Band A

Guide Price £200,000 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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		64	84



Agents Note

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