



**Ashchurch**

**01684 293246**



## 40 Fitzhamon Park, Ashchurch, Tewkesbury, GL20 8JL

This is a great house located on the edge of Tewkesbury in a small residential area, Fitzhamon Park.

At the front of the property there is parking for several cars and a long garden lawn and path lead to the front door. To the side is gated side access to the rear garden.

Inside the accommodation is beautifully light, with the entrance hall offering space for coats. The lounge/dining room has a wood effect laminate floor and leads through a doorway into the modern kitchen at the rear.

The kitchen is fitted with a range of wall and base units with an integrated gas hob and electric oven.

A door from the kitchen leads out to the beautiful, private rear garden which has been landscaped with patio area, shed and lawn.

On the first floor there are 2 bedrooms and the bathroom. The main bedroom has the benefit of fitted wardrobes and a cupboard over the stairs.



The modern bathroom comprises of a panel bath with shower over, vanity unit with inset wash basin and low level wc.

The property has the benefit of gas central heating and upvc double glazing.

Fitzhamon Park is small and established residential area of Ashchurch opposite the Parish Church and adjacent to the local primary school, located with ½ mile of the new Dobbies store and soon to be opened Designer Outlet village, and a mile of Ashchurch train station and the motorway network, it is an excellent commuter base.

Tewkesbury itself is less than 3 miles away and offers an excellent range of shops, eateries, sports facilities, schools, entertainment and medical facilities.

### Ground Floor

Living room 16'7"x11'8" max  
Kitchen 11'8"x7'9"

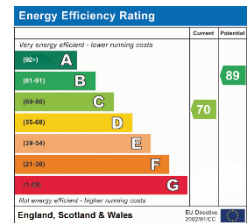
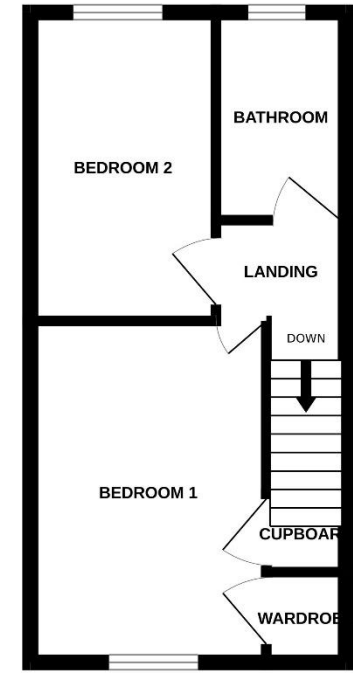
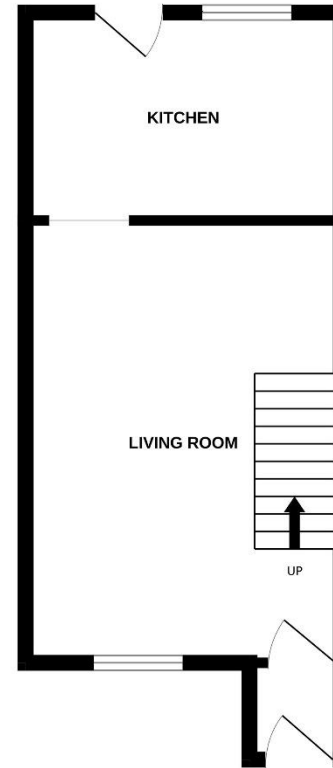
### First Floor

Bedroom 1 12'x8'7"  
Bedroom 2 11'7"x6'7"  
Bathroom 8'5"x4'11"

### Outside

Garden Shed

**Tewkesbury Borough Council Tax Band B**



**Guide Price £225,000 Freehold**

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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.

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