



Tewkesbury

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147 Canterbury Leys, Newtown, Tewkesbury, GL20 8BP

With the advantage of its own private garden, this spacious first floor apartment is lovely.

The communal hall way provides access for just 4 apartments, and the stairs lead to the first floor and number 147.

Entering the apartment there is a small hallway leading through to a beautifully light, modern kitchen/breakfast room which is fitted with a range of shaker style wall and base units with wood worktop over. There is an integrated induction hob, electric oven and dishwasher.

A door leads through to the lounge with large picture window and doorway through to a covered glazed balcony - perfect as a home office.

Off the inner hall are two double bedrooms and bathroom. The main bedroom benefiting from fitted wardrobes.

The contemporary styled bathroom has a plunge bath with shower over, vanity unit with inset wash basin and low level wc.



Outside the property has a delightful rear garden accessed via a level path. It is laid predominantly to lawn and has mature planted border, patio area and an attractive ornamental pond. There is a brick outbuilding for storage.

The front of the property is accessed via a gated pathway. Parking is unallocated on the roadside.

The property has the benefit of a combination gas boiler serving the hot water and heating and upvc double glazed windows.

Canterbury Leys is a small residential located within Newtown just on the edge of the Town Centre, it is a popular residential area having the benefit of cycle and walk-ways into the centre of Tewkesbury and its wealth of amenities.

Tewkesbury is a popular Tudor Town with a hospital, comprehensive school, primary schools, shops, health centres and sports facilities including bowls, golf, swimming pool, cricket, rugby and football pitches. Situated close to J9 of the M5 motorway it is an excellent commuter base.

First floor apartment

Lounge	13'9"x13'9"
Kitchen/breakfast room	12'10"x7'7"
Balcony/study	7'10"x4'11"
Bedroom 1	13'5"x10'2"
Bedroom 2	11'2"x10'2"
Bathroom	7'7"x4'7"

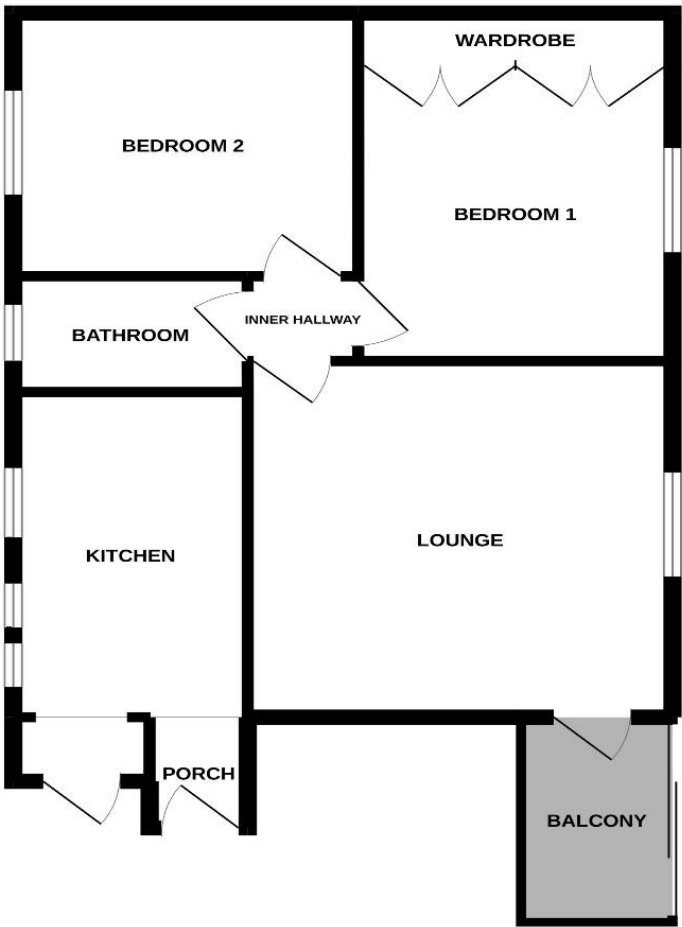
Outside

Brick outbuilding/store

The property is a Leasehold property with 125 years from 1988 therefore approximately 91 years remaining.

The management company is Bromford Housing and there is a maintenance fee of £203 per annum. Ground rent is £10 per annum.

Tewkesbury Borough Council Tax Band A



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Guide Price £180,000

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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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