



BRITISH
PROPERTY
AWARDS

2017 - 2019

★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Tewkesbury

01684 293246

**Engall
Castle
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25 Gravel Walk, Tewkesbury, GL20 8EQ

Full of character and yet modern and on trend, this is a delightful town centre cottage.

An attractive and useful porch offers great space for coats and shoes and leads into the light lounge through a pretty stable door. The lounge has the advantage of a multi-fuel burner and wood flooring.

To the rear is a stylish kitchen/dining room which is fitted with a range of wall and base units with integrated electric hob, oven, dishwasher, fridge, freezer and washing machine. A door from the kitchen opens onto a small private courtyard at the rear and a pathway leads to a large sunny aspect rear garden.

Stairs lead off the lounge to the first floor where there is a double bedroom with fitted wardrobes and a large family bathroom which is fitted with a free standing roll top bath, separate shower cubicle, pedestal wash basin and low level wc.

Further stairs lead up to the second double bedroom with the benefit of fitted wardrobes.



Outside the rear garden is a real surprise, being large and attractively landscaped with ornamental fish pond, gazebo, patio, planted beds and a garden shed. At the front there is a gated walled low maintenance garden – the perfect space to sit and pass the day with neighbours.

This is a lovely home, situated within one of the most popular alleyways within Tewkesbury and within walking distance of its excellent amenities, which include a Theatre; leisure centre; library; sports venues; excellent eateries; medical centre & hospital; schools and shops.

Tewkesbury itself provides good motorway and rail links to major towns and cities making it an ideal commuter base.

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 11'1"x10'4"
Kitchen/Dining Room 11'4"x10'9"

First Floor

Bedroom 1 10'5" x9'9"
Bathroom 11'4"x9'

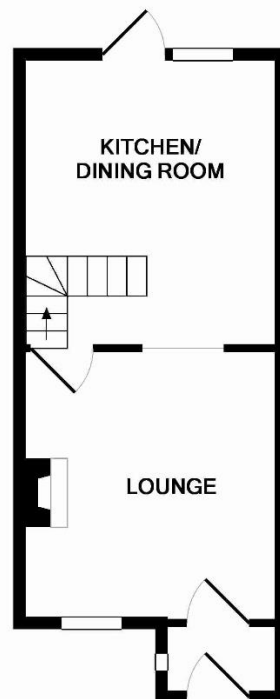
Second Floor

Bedroom 2 11'3" x11'2"

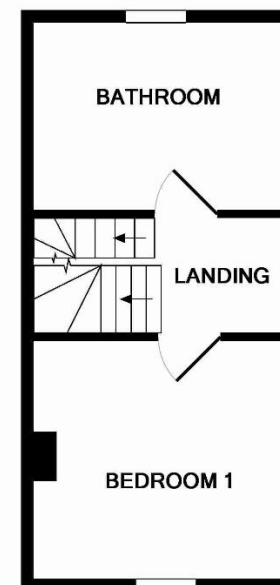
Outside

Garden Shed

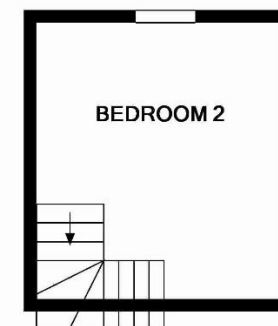
Tewkesbury Borough Council Tax Band B



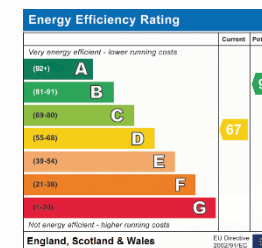
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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.



Guide Price £225,000 Freehold

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