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PROPERTY  
AWARDS

2017 - 2019

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GOLD WINNER

ESTATE AGENT  
IN QL17-20

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## 28 Warwick Place, Priors Park, Tewkesbury, GL20 5EG

This is a traditionally built, extended mid terrace home offering light and spacious accommodation.

On the ground floor there is a useful welcoming porch with excellent space for coats and shoes which leads into the hall.

Off the hall to the left is a large lounge with an open chimney and patio doors leading through to the rear dining/family room.

Adjacent is the kitchen which is fitted with a range of wall and base units with integrated electric hob, oven and extractor. The kitchen leads through to the extension which creates a large reception room ideal as a dining/family room with patio doors leading out to the garden.

On the first floor there are three good sized bedrooms and the family bathroom. The bathroom is fitted with a panel bath with shower over, pedestal wash basin and low level wc.



Outside the rear garden is attractively laid out with a patio area and steps leading up to a lawn area and gravel play area. There is a raised decked patio and brick store and benefits from gated side access to the front of the property where the gravel drive provides off road parking.

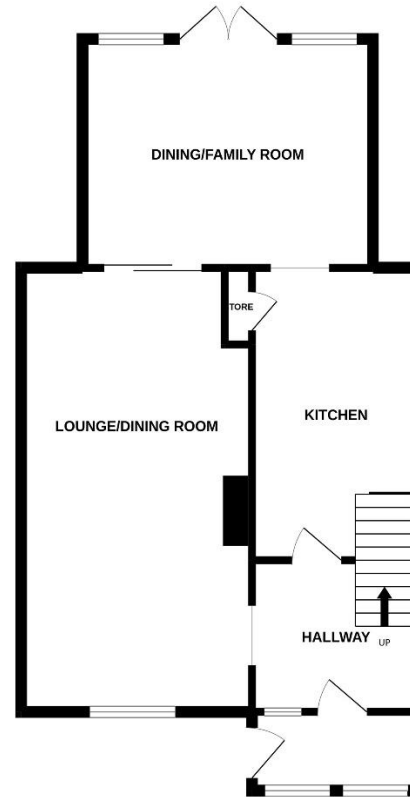
The house has the benefit of upvc gutters, soffits, windows and doors and gas central heating.

Situated within this mature residential area of the town, within walking distance of local convenience stores and the town centre with its wealth of excellent amenities.

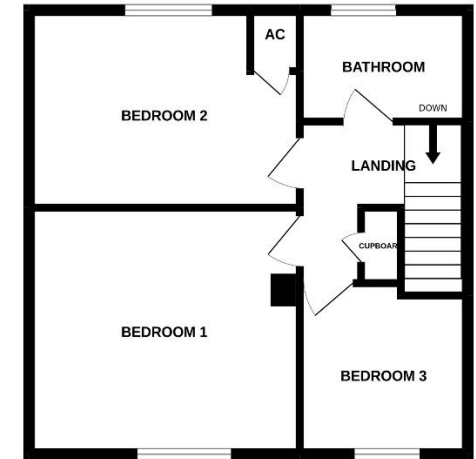
It also benefits from regular excellent public transport links.

Centrally situated between Cheltenham (10 miles), Worcester (18 miles), Gloucester (11 miles) M5 J9 (1.5 miles) Ashchurch Station (2 miles) Tewkesbury is an excellent commuting base.

GROUND FLOOR



1ST FLOOR

**Ground Floor**

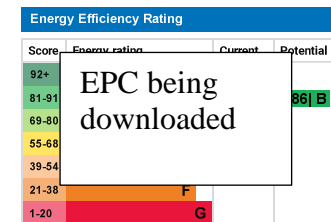
Lounge	22'1"x11'11"
Kitchen	14'5"x8'6"
Dining/Family Room	14'8"x11'6"

**First Floor**

Bedroom 1	13'11"x12'
Bedroom 2	13'9"x9'11"
Bedroom 3	8'7"x8'6"
Bathroom	8'7"x5'6"

**Outside**

Brick Store

**Tewkesbury Borough Council Tax Band A****EPC Rating C****Guide Price £250,000**

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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.

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