



**Newtown**

**01684 293246**



## 93 Churchill Grove, Newtown, Tewkesbury, GL20 8DW

This is a lovely semi-detached home which has the advantage of a garage and driveway parking, together with the added benefit of no passing traffic past your front door!

The spacious accommodation comprises of a lounge with large picture window and an attractive fireplace housing a gas fire. At the rear of the property there is a kitchen/dining room which has patio doors opening into the conservatory at the rear.

The kitchen is modern and fitted with a range of wall and base units with an integrated electric hob, oven and extractor, and a useful understairs cupboard.

On the first floor there are three bedrooms and family bathroom. The bathroom is fitted with a modern suite comprising of a panel bath with shower over, vanity unit with inset wash basin and low level back to wall wc.



Outside the rear garden is wide with patio areas to the side and rear. There is a lawn and personal door access into the garage. The single garage has the benefit of power and light and is accessed from the rear of the property.

Loved and cared for since the 80s, it has the benefit of a new gas fired combination boiler with remaining 7 year warranty; double glazed windows and doors with some remaining warranty.

Newtown is a popular residential area with convenience store, primary and senior schools, leisure centre and easy access into the town centre with regular bus links, and pedestrian and cycle paths.

Tewkesbury itself is centrally located between Cheltenham, Gloucester and Worcester with easy access to the motorway and rail network. It has a range of amenities including hospital, leisure centre, theatre, restaurants, together with a range of shops and sports facilities.

## Ground Floor

|                     |             |
|---------------------|-------------|
| Lounge              | 13'6"x10'9" |
| Kitchen/dining room | 18'3"x9'10" |
| Conservatory        | 9'5"x 9'4"  |

## First Floor

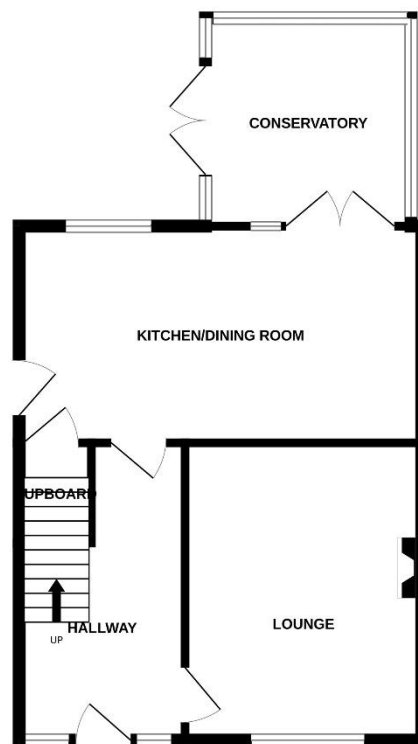
|           |                        |
|-----------|------------------------|
| Bedroom 1 | 13'9"x8'11" (9'7" max) |
| Bedroom 2 | 11'1"x9'11"            |
| Bedroom 3 | 8'6"x8'                |
| Bathroom  | 6'10"x5'5"             |

## Outside

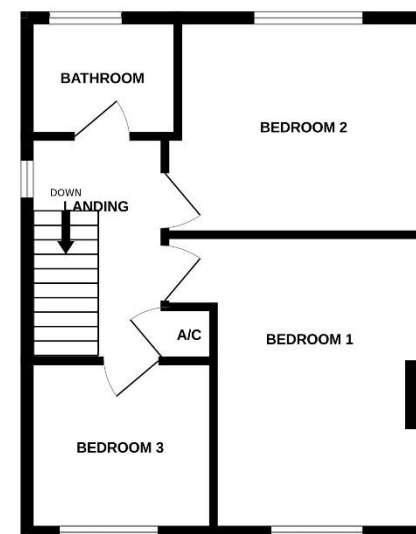
Garage

**Tewkesbury Borough Council Tax Band C**

GROUND FLOOR



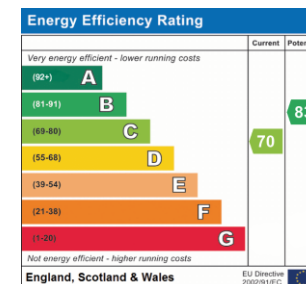
1ST FLOOR



**Guide Price £300,000 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.

## Agents Note

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