



**Town Centre**

**01684 293246**

**Engall  
Castle**  
.com

# 15a Barton Road, Tewkesbury, GL20 5QG

This is a beautifully presented, modern home located within the Town Centre and offering lovely light and spacious accommodation.

On the ground floor a welcoming entrance hall leads into the Lounge which has the benefit of two large windows, creating a light and spacious feel to the room. In addition there is a attractive ornamental fire surround with an electric log burner effect fire.

At the rear of the property is a dining room and an archway through to the kitchen with access out to the garden .

The kitchen is fitted with a range of wall and base units with space for a cooker, fridge/freezer and washing machine.

Completing the accommodation on the ground floor is a guest wc.

On the first floor there are three good sized bedrooms and modern shower room.



The modern shower room comprises of a walk in shower cubicle, vanity unit with inset wash basin and back to wall wc.

Outside the rear garden is designed with low maintenance in mind and provides gated rear access.

The single garage has the benefit of a tarmac drive in front of the garage for additional parking.

Located within walking distance of the town centre and its wide range of excellent amenities it is the perfect location to take full advantage of the superb eateries and bars, sport facilities, various church denominations, independent shops and the larger stores.

Tewkesbury is situation on Junction 9 of the M5 making it a perfect central commuter base.

## Gro Ground Floor

Lounge	13'6" x 12'3"
Dining Room	9'9" x 8'9"
Kitchen	9'9" x 9'9"
Downstairs wc	

## First Floor

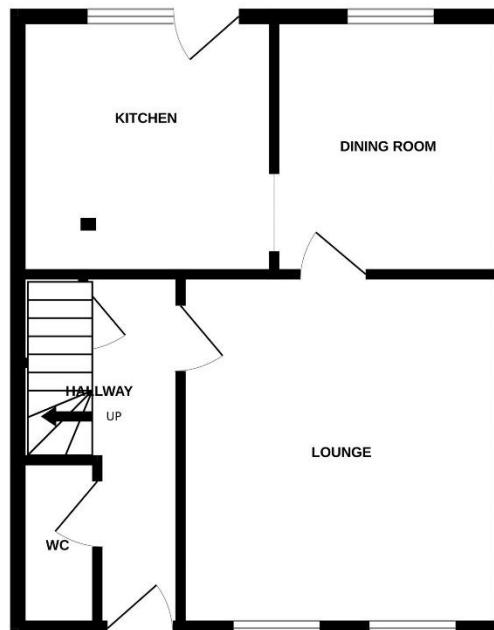
Bedroom 1	11'9" x 11'9"
Bedroom 2	11'6" x 9'4"
Bedroom 3	9' x 9'
Shower Room	

## Outside

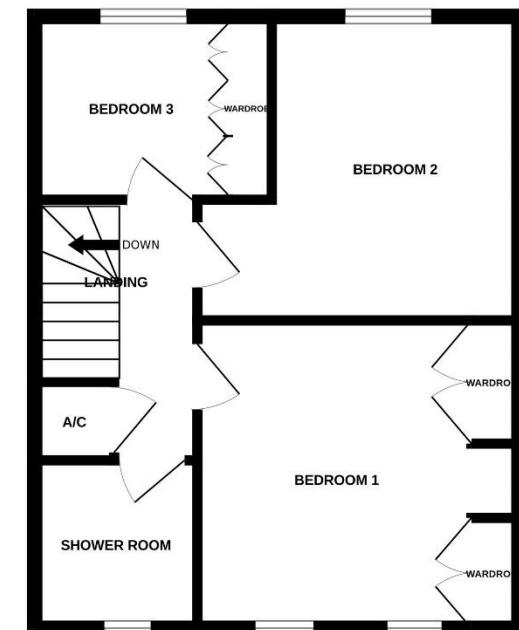
Tewkesbury

Tax Band C

## GROUND FLOOR



## 1ST FLOOR



# Guide Price £287,000

Viewing strictly by arrangement with Engall Castle Ltd

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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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