



**Churchdown**

**01684 293246**



## 2 Centenary Mews, Cheltenham Road East, Churchdown, GL3 1JU

One of just three detached homes in this private mews close, this home is linked by its garage and is beautifully presented offering light and modern accommodation.

The entrance hall welcomes visitors and leads through to the lounge which benefits from a large window overlooking the front garden, and has a door leading through to the kitchen/dining room at the rear of the property.

The kitchen is fitted with a range of modern white wall and base units with the advantage of an integrated induction hob, electric double oven, dishwasher, washing machine, fridge, freezer and understairs storage cupboard. The dining area has patio doors leading out to the rear garden.

Completing the accommodation is a downstairs wc.

On the first floor there are three good sized bedrooms and main bathroom. Both double bedrooms benefit from fitted wardrobes, with bedroom 1 also benefitting from a modern ensuite shower room.

The bathroom is fitted with a modern white suite comprising of a panel bath with shower over, pedestal wash basin and low level wc.



Outside the rear garden is surprisingly private. It is laid to lawn with a patio area perfect for al fresco dining and has the advantage of a personal door into the garage.

At the front there is a small lawn area and block paved private driveway in front of the garage. The garage has the benefit of power and light and a personal door into the rear garden.

The property has the advantage of gas central heating and upvc double glazing.

Centenary Mews is located within easy walking distance of local convenience shops and the heart of Churchdown village and its excellent range of medical facilities, schools, churches, sports and leisure facilities and excellent public transport links especially the local bus service which runs regularly day and night. Centrally situated between the Gloucester, Cheltenham and Tewkesbury it is an excellent commuter base.

Approximate distances (miles):

Gloucester	3	Bristol	40
Cheltenham	5	Birmingham	62
Tewkesbury	10	London	112

GROUND FLOOR

1ST FLOOR

**Ground Floor**

Lounge 15'4"x12'8"  
 Kitchen/dining room 16'8"x9'10"  
 WC

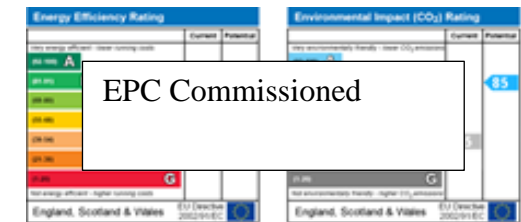
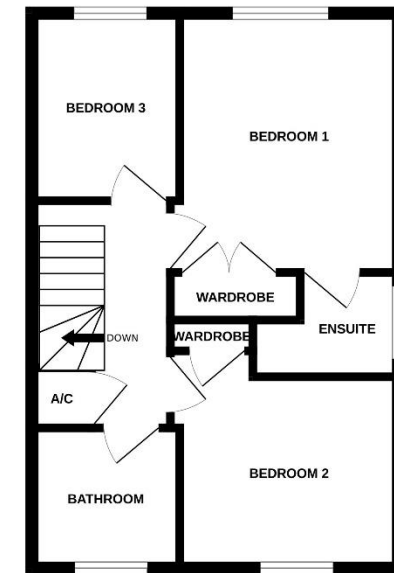
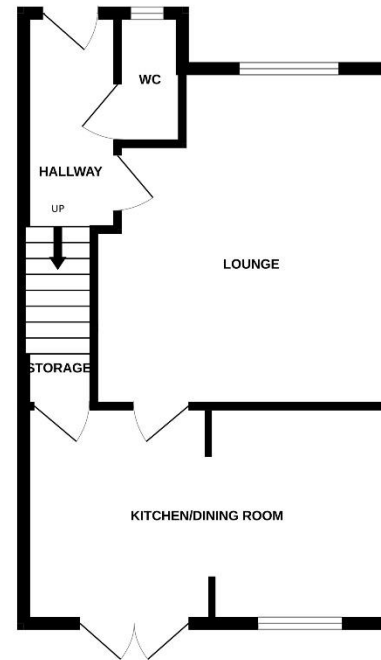
**First Floor**

Bedroom 1 11'9"x9'8"  
 Ensuite 5'1"x6'9" max  
 Bedroom 2 10'2"x9'  
 Bedroom 3 8'3"x6'10"  
 Bathroom 6'9"x6'3"

**Outside**

Garage

Tewkesbury Borough Council Tax Band D



**Guide Price £365,000 Freehold**

Viewing strictly by arrangement with Engall Castle Ltd  
 155 High Street Tewkesbury Gloucestershire GL20 5JP  
 Office hours: Mon – Fri 9am to 6pm, Sat 9am to 4pm  
 email: [sales@engallcastle.com](mailto:sales@engallcastle.com)

**01684 293 246**  
[www.engallcastle.com](http://www.engallcastle.com)



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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