



Twyning

01684 293246

Engall  
Castle  
.com

## 3 Pound Close, Twyning, Tewkesbury, GL20 6JS

The handmade bricks and barn style build of this delightful modern property, creates a real rustic feel and look and the quaint design belies the deceptively spacious accommodation found within.

The front door opens into a welcoming hallway with a door leading through to the kitchen/breakfast room on the left. The kitchen is fitted with a range of wall and base units which include an integrated double oven, halogen hob, extractor, dishwasher, washing machine, fridge and freezer.

Across the hall a door leads into the dining room which has a useful understairs cupboard and a feature fireplace. Adjacent is the lounge which has an attractive feature fireplace with a log burner and a door out to the garden.

Completing the accommodation on the ground floor is a useful WC.

On the first floor there are two double bedrooms and a bathroom. Both bedrooms benefit from fitted wardrobes. The bathroom is fitted with a panel bath, pedestal wash basin and low level wc.



Throughout the property has double glazed windows and oil fired central heating.

Outside the private walled garden is designed to be low maintenance with patio paving with inset planted borders.

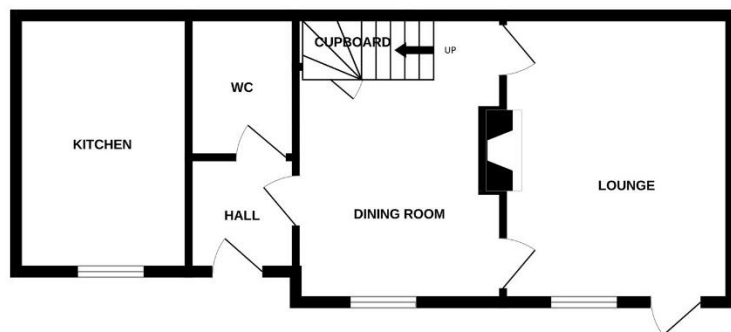
There is the advantage of parking in front of a single garage which is located en bloc. The garage is a Leasehold garage currently the annual charge is £251 per annum which includes insurance and maintenance. The lease is 99 year from 1990 (therefore approximately 64 years remaining). Freeholder of the garage is D C Greening Ltd

Twyning is one of the county's most vibrant villages having a village inn, primary school and shop with post office all around the village green which forms its heart. Other excellent facilities include floodlit tennis courts, children's play area, village hall and gastro pub on the River bank.

Situated approx 3 miles North of Tewkesbury and its wealth of shops, health, education and sports facilities and within 1 mile of the motorway network, it is an ideal commuter base.



GROUND FLOOR



**Ground Floor**

Lounge	16'8"max(15'9"min)x14'6"
Dining room	11'6"max(10'5" min)x8'3"
Kitchen	12'11"x8'8"
WC	7'1"x5'3"

Maintenance Charge of £251 per year payable towards the insurance and maintenance of the Leasehold Garage block to D C Greening Ltd.

**Tewkesbury Borough Council Tax Band D**

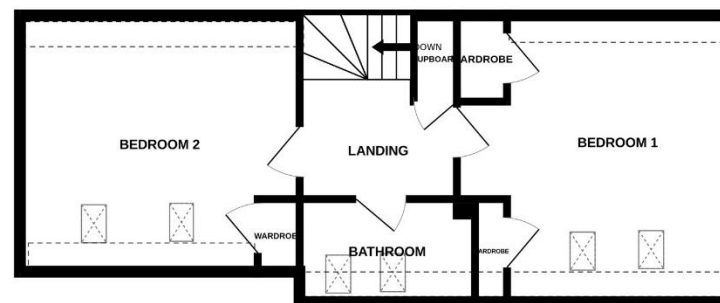
**Guide Price £285,000 Freehold**

Viewing strictly by arrangement with Engall Castle Ltd  
 155 High Street Tewkesbury Gloucestershire GL20 5JP  
 Office hours: Mon – Fri 9am to 5.30pm, Sat 9am to 2pm  
**email: sales@engallcastle.com**

**01684 293 246**  
**www.engallcastle.com**



1ST FLOOR

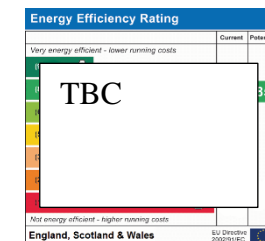


**First Floor**

Bedroom 1	14'5"x11'11"
Bedroom 2	12'x9'8"
Bathroom	10'3"x5'7"

**Outside**

Single Garage	11'11"x8'8"
---------------	-------------



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**  
 These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services equipment, fittings or central heating systems have not been tested and no warranty is given or implied by Engall Castle Ltd that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures and fittings or other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and should not be relied upon for the purposes of fitting carpets or furniture etc. These property details and all statements within this document are provided without responsibility on behalf of Engall Castle Ltd or its employees or representatives and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.

