



BRITISH  
PROPERTY  
AWARDS

2017 - 2019  
★★★★★

GOLD WINNER

ESTATE AGENT  
IN GL17-20

**Mitton**

**01684 293246**

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## 39 Derwent Drive, Mitton, Tewkesbury, GL20 8BA

With the advantage of a slightly elevated position, this home really does benefit from the views from the front across rooftops to Tewkesbury.

Throughout the home you will appreciate the improvements made, including UPVC double glazing and beautifully landscaped gardens which together with improvements you will want to make yourself, will create an opportunity for a lovely home.

The property offers a spacious kitchen/dining room with patio doors leading to the rear patio and garden. The kitchen is fitted with a range of wall and base units and a useful understairs storage cupboard. A door from the kitchen leads into a useful utility area where there is plumbing for a washing machine.

From the utility there is a door to the garden and a further door into the attached garage.

At the front of the property with a large picture window there is a separate lounge with an attractive fire surround.

On the first floor there is a shower room and three bedrooms.



The shower room is fitted with a modern walk in shower, pedestal wash basin and low level wc.

The installation of a combination boiler in the kitchen means that there is extra room in the airing cupboard for storage.

Outside the rear garden is beautifully landscaped with a modern feel. There is a block paved patio area with steps up to a good sized lawn with central path leading to a further slabbed patio area at the top of the garden – a great sun trap and the perfect spot to watch the sun go down whilst soaking up the view to Tewkesbury Abbey.

Mitton is a popular residential area of Tewkesbury having the advantage of its proximity to the town centre, its own small parade of shops, and easy walking access to both primary and senior schools.

Tewkesbury itself is a popular Tudor town with a wealth of shops, education, leisure and health facilities, including a theatre, swimming pool, sailing club and local hospital. Centrally located between Cheltenham, Gloucester and Worcester it is an ideal base for commuters.

GROUND FLOOR

1ST FLOOR

**Ground Floor**

Lounge 13'5"x12'  
 Kitchen/Dining room 18'11"x9'11"  
 Utility 10'8"x4' narrowing to 7'7"

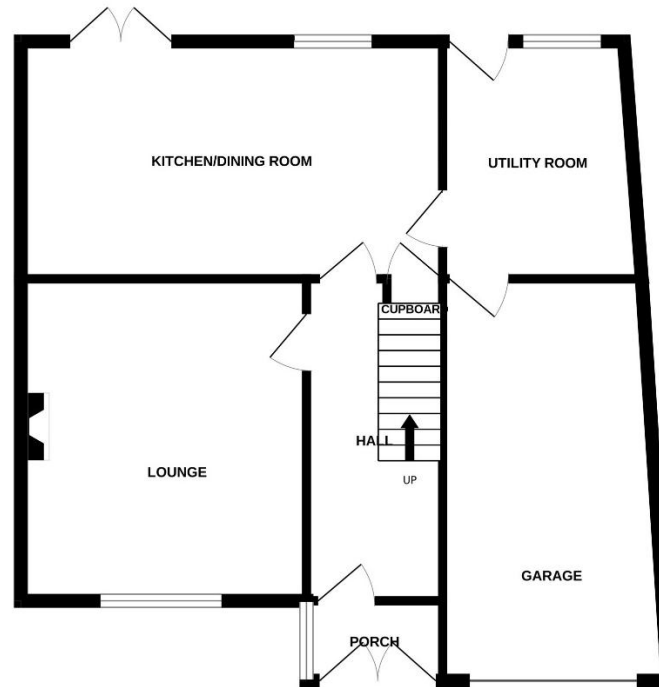
**First Floor**

Bedroom 1 11'1"x10'2"  
 Bedroom 2 12'8"x8'3"  
 Bedroom 3 8'8"x7'11"  
 Shower room 7'5"x5'5"

**Outside**

Garage 16'11"x9'6" narrowing to 8'9"

**Tewkesbury Borough Council Tax Band C**



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential

EPC commissioned

Not energy efficient - higher running costs	Current	Potential
England, Scotland & Wales	EU Directive 2002/91/EC	

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.



**Guide Price £295,000 Freehold**

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