



**Pamington**

**01684 293246**





## 17 Court Farm Close, Pamington, GL20 8WF

This is a lovely home, being semi detached it has the advantage of gated side access into the rear garden.

Built in 2020 the property benefits from the remaining NHBC warranty that expires in 2030 and of course has been designed with energy efficiency in mind with an EPC Energy rating of B and the potential of achieving A.

The accommodation itself comprises of an entrance hall welcoming visitors with a guest wc to the left. Off the hall to the right is a modern kitchen fitted with a range of wall and base units with an integrated gas hob, extractor and electric oven. There is space and plumbing for a dishwasher, washing machine and American style fridge and freezer.

At the rear of the property there is a lounge with patio doors and a further window overlooking the rear garden, creating a beautifully light and spacious room.

On the first floor there are three bedrooms all with the advantage of fitted wardrobes. The main bedroom has the added benefit of an ensuite shower room.

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



Outside the rear garden is laid to lawn with a garden shed and patio area. There is a gate to the side of the property and at the front there is allocated parking.

The property has the benefit of gas central heating and upvc double glazed windows.

Located within the new Court Farm development in Pamington on the outskirts of Tewkesbury and well positioned to take full advantage of the developing Designer Outlet Park and what will be a full range of shops and eateries.

Being within 3 miles of the centre of Tewkesbury and its wide range of excellent town centre amenities.

Approximate distances (miles):

Tewkesbury	2.5	Birmingham	42
Cheltenham	10	Bristol	48

Barleyfields Ashchurch Management Company Limited are responsible for the communal areas of the development and a fee is payable annually to them for this service. We understand that currently this fee is £240 per annum.



## Ground Floor

Lounge 15'11"x13'(max)  
 Kitchen/Dining Room 15'3"x8'9"  
 Guest wc

## First Floor

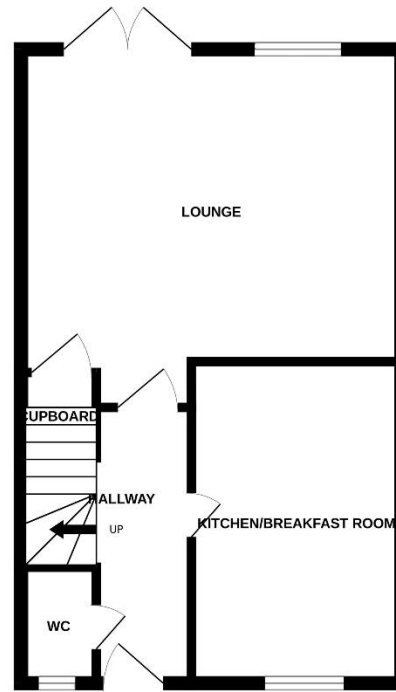
Bedroom 1 12'9"x8'8"  
 Ensuite  
 Bedroom 2 9'6"x8'8"  
 Bedroom 3 8'5"x6'7"  
 Bathroom 6'7"x5'3"

## Outside

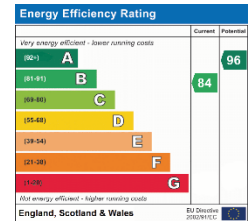
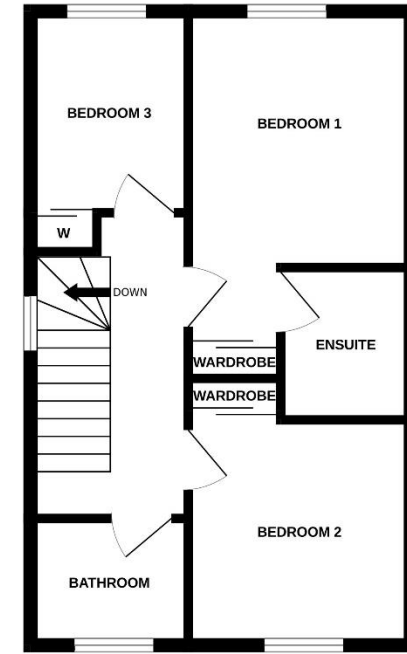
Rear Garden  
 Garden Shed  
 Allocated parking

**Tewkesbury Borough Council Tax Band C**

GROUND FLOOR



1ST FLOOR



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 £300,000 Freehold**

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