



**Mitton**

**01684 293246**



## 12 Grayston Close, Mitton, Tewkesbury, GL20 8AY

Sitting in an elevated position above the town centre of Tewkesbury, with glorious views to the Abbey, this semi detached home is lovely.

Beautifully presented throughout, the large hallway offers visitors a warm welcome and benefits from a good sized walk in cloaks cupboard. To the right a door leads into the lounge with has a large picture window synonymous with the age of build and creates a light and spacious room. The lounge has the benefit of a log burner and alcove shelving.

At the rear of the property there is a modern kitchen/dining room with patio doors out to the garden. There is ample space for a sofa creating the perfect entertaining space.

The kitchen is fitted with a range of modern wall and base units with an integrated dishwasher, gas hob and electric double oven.

Completing the ground floor accommodation is a modern fitted shower room and a useful timber framed lean to off the kitchen.

On the first floor there are three good sized bedrooms.

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



Outside the rear garden is large and being south facing can take full advantage of the sunshine. There are several garden sheds, a raised flower bed, patio with gazebo over and lawn with mature planting and trees.

At the front there is ample driveway parking for several vehicles.

Mitton has the advantage of regular buses to the town centre, whilst also being within easy walking distance of the town. A range of convenience shops, primary school and excellent footpath and cycle route to Newtown for the secondary school and business parks.

Tewkesbury is a popular Tudor Abbey town with a wealth of leisure, health, and education facilities including hospital, theatre, swimming pool and sports centre all within easy walking distance of Mitton.

Centrally situated between Cheltenham, Worcester, Gloucester and Evesham it is an excellent commuting base, with Birmingham and other major cities made easy with the motorway and rail networks readily accessible.



### Ground Floor

Entrance Hall	9'8"x6'3"
Lounge	13'6"x13'10"
Kitchen/Dining room	20'7"x11'3"
Shower room	6'7"x5'7"
Cloaks cupboard	
Attached lean to store	

### First Floor

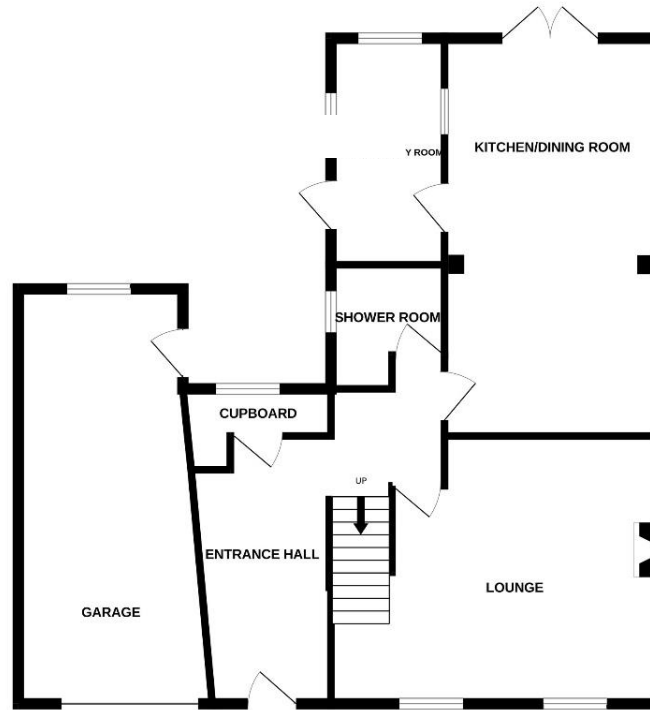
Bedroom 1	11'9"x9'10"
Bedroom 2	12'10"x9'2"
Bedroom 3	9'10"x8'1"

### Outside

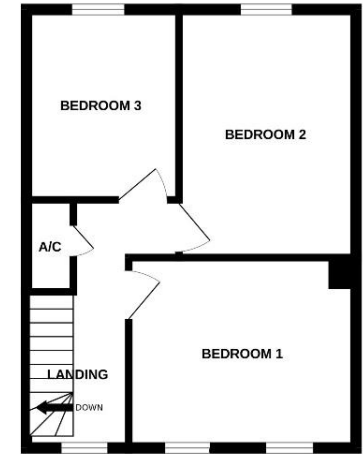
Garage  
Garden Sheds

**Tewkesbury Borough Council Tax Band C**

GROUND FLOOR



1ST FLOOR



EPC commissioned

**Guide Price £340,000 Freehold**

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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.

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