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GOLD WINNER

ESTATE AGENT
IN GL17-20

Tewkesbury

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64 Church Street, Tewkesbury, GL20 5RZ

A substantial and carefully maintained over the years, this Grade II Listed building oozes character, charm and space.

The original house dates back to the 16th Century with enhancements over the next few centuries and much of the original house and features remain to create a beautifully atmospheric home. Accessed via its own locked private alleyway, it sits securely in a lovely plot.

The accommodation briefly comprises of an impressive entrance door into the hallway where there is an elegant 18th Century staircase. To the left there is a lounge with attractive fireplace and 2 sash windows with secondary glazing.

To the right of the hallway is a second reception room/dining room/sitting room with large inglenook fireplace, beams and windows to the side. A door leads to the kitchen/breakfast room at the rear of the house.

The kitchen is fitted with a range of wall and base units with an integrated electric hob, extractor and double oven. A door from the kitchen leads into the garden.

Completing the accommodation on the ground floor is a good sized utility room and wc.

On the first floor there are two double bedrooms both benefitting from fitted cupboards and original fireplaces. On this floor there is also a shower room and a further bathroom.



On the second floor there are two further bedrooms again with attractive original fireplaces.

The property has the advantage of gas central heating.

Outside the garden is quite delightful with paved patio area, vegetable/fruit beds; mature Yew trees, lawn area and planted borders. There are two brick store rooms and a pathway leading to the double garage at the rear of the garden.

The garage is accessed from St Mary's Lane and benefits from power and light.

Located on Church Street near the Abbey, it is extremely well positioned within walking distance of all the excellent amenities the town has to offer and combined with excellent public transport, motorway and rail links is a great central location with Tewkesbury Train Station, J9 M5 Motorway and Designer Outlet Centre within approximately 2 miles.

Approximate distances (miles):

Cheltenham	9	Birmingham	43
Gloucester	12	Bristol	48
Worcester	17	London	110

Ground Floor

Entrance Hall	
Lounge	14'7"x13'7" max
Reception room 2	14'5"x11'4"
Kitchen/breakfast room	14'x12'
Utility/wc	10'7"x7'5"

First Floor

Bedroom 1	14'1"x13'10"
Bedroom 2	14'4"x12'10"
Bathroom	8'x5'2"
Shower Room	8'4"x6'2"

Second Floor

Bedroom 3	14'7"x9'5"
Bedroom 4	14'10"x9'

Outside

Double Garage	15'10"x15'8"
Garden Store 1	10'x4'11"
Garden Store 2	10'x9'6"

Tewkesbury Borough Council Tax Band D



Guide Price £450,000

Viewing strictly by arrangement with Engall Castle Ltd
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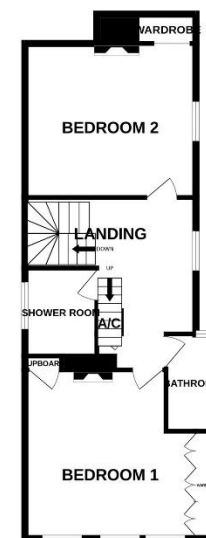
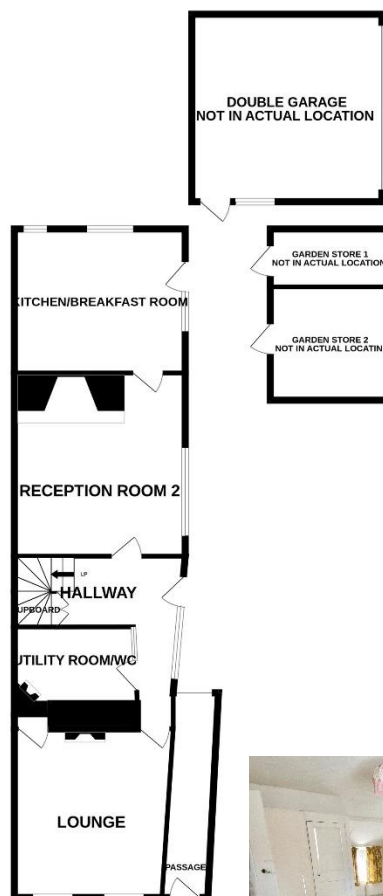
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GROUND FLOOR

1ST FLOOR

2ND 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.



