



Tewkesbury

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5 Harbour View, Tewkesbury, GL20 5AZ

With an ever changing and interesting view over the Marina, this house is beautifully light and immaculately presented throughout.

On the ground floor the open plan living accommodation incorporates a contemporary fitted kitchen with integrated larder fridge, full height freezer, dishwasher, washing machine, wine cooler, boiling water tap, induction hob, electric oven, electric multi-oven and warming drawer.

The large dining and living areas both have picture windows with window seats whilst the bay seating area has three sets of bi fold doors creating a real feeling of sitting on the water's edge whilst in the comfort of your home. There is an attractive stone fireplace with inset flame effect electric fire and a walk in storage cupboard.

Completing the accommodation on the ground floor is a wc; a cloaks cupboard and there is a personal door leading into the integral garage.

On the first floor there are three double bedrooms and a large bathroom. The master bedroom was originally two bedrooms and now presents as a stunning relaxing room with two double wardrobes, and a snug creating the perfect space for morning coffee and a good read, whilst enjoying the far reaching views up the River Avon. The second bedroom again has two double wardrobes and the benefit of a modern ensuite shower room making it the perfect guest room. The third bedroom is also a double with fitted wardrobe and again delightful river and marina views.



The main bathroom has a large walk in shower, panel bath, low level wc; bidet, vanity unit with double sink, demisting mirror wall cabinet and heated towel rail.

The property benefits from a gas combination boiler serving the central heating and hot water; 5.6kw solar panels and 9.6kw battery storage. There are double glazed upvc windows and doors all with guarantee remaining.

The front garden is designed to be low maintenance with parking for two cars and access to the garage. The single garage has the advantage of an electrically operated garage door and charging point for an electric vehicle.

At the rear the low maintenance theme continues with contemporary styling. It is laid with limestone slabs creating two patio areas providing seating and dining areas throughout the year, with an infinity glass balustrade to maximise the views.

Located within easy walking distance of convenience shops and the town centre, and its wealth of excellent amenities all within walking distance.

With J9 of the M5 motorway easily accessible, it is an ideal commuter base whilst offering the luxury of being able to walk to open countryside and Tewkesbury town centre. The town itself offers excellent facilities including theatre, leisure centre; restaurants; shops; hospital and rail station.

Ground Floor

Lounge/Dining room 26'1"x19'5"max(12'min)
 Kitchen 12'x11'10" (min)
 Downstairs wc



First Floor

Master Bedroom 15'11"x10'6" Max
 Snug 7'2"x6'2"
 Bedroom 2 12'9"x10'3"
 Ensuite 6'11"x6'8"
 Bedroom 3 10'6"x9'9"
 Bathroom 8'10"x8'10"



Outside

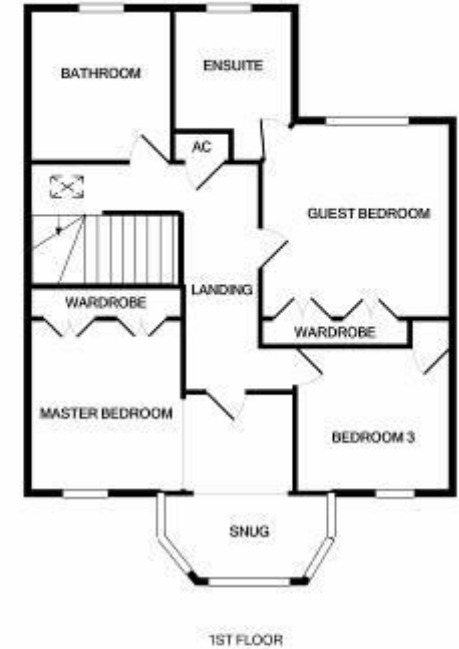
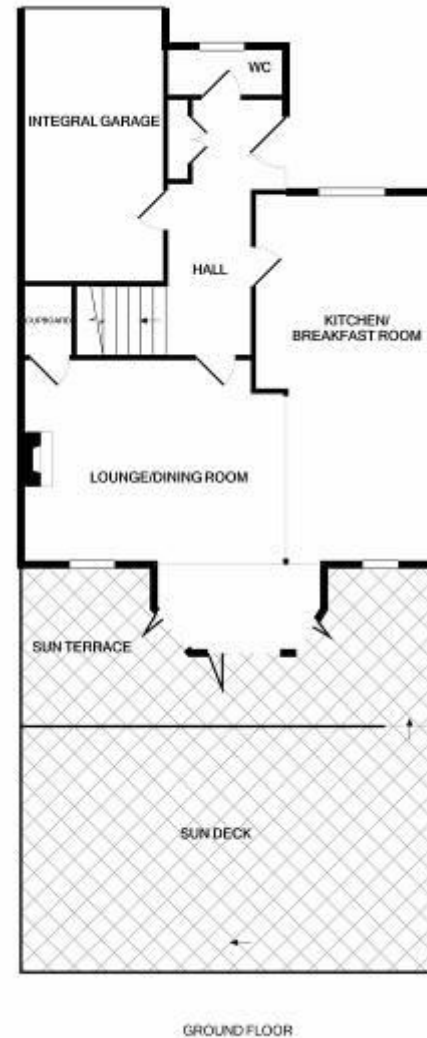
Single Garage 17'1"x8'11"



Combination Gas fired central heating boiler
 UPVC Double Glazing remaining warranty
 5.6kw solar 9.6kw battery storage owned outright
 Electric Car Charging Point



Tewkesbury Borough Council Tax Band E



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 £625,000

Viewing strictly by arrangement with Engall Castle Ltd
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