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IN GL17-20

**Tewkesbury Park**

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# 60 Battle Road, Tewkesbury Park, Tewkesbury, GL20 5TZ

Located within the popular area of Tewkesbury Park this is a beautifully presented, extended semi detached home which has the advantage of a larger than average corner plot garden.

A welcoming hallway greets you as you enter the home and to the left there is a lounge with attractive circular windows creating light and character to the room. An archway leads through to a further reception room, perfect as an additional living/dining room and which has the benefit of patio doors leading out to the garden.

To the right of the hall is a useful utility room and a ground floor wc. Adjacent is the kitchen/breakfast room which is positioned at the front of the property. The kitchen is fitted with a range of modern wall and base units with an integrated dishwasher, electric oven and gas hob with extractor over.

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

On the first floor there are three bedrooms and main bathroom. Both double bedrooms benefit from fitted wardrobes and the bathroom is fitted with a white suite comprising of a panel bath, pedestal wash basin and low level wc.



Outside the rear garden is larger than average being on a corner plot. It benefits from a large patio and lawn with gated access to the front of the house where there is ample driveway parking.

The garage is now a store accessed via the front garage door with the advantage of power and light.

Tewkesbury Park is a popular, established residential area of Tewkesbury being within easy walking distance of the town centre and local supermarket. The town itself has a wide range of excellent facilities including Hospital, The Roses Theatre, shops, sports and leisure centres and schools.

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.

Approx distances: Cheltenham (10 miles), Worcester (18 miles), Gloucester (11 miles) M5 J9 (1.5 miles) Ashchurch Station (2 miles)

## Ground Floor

Lounge	16'4" x 11'10"
Dining room	15'7" x 9"
Kitchen	11'8" x 8'2"
Utility Room	7'10" x 11'4" max
WC	

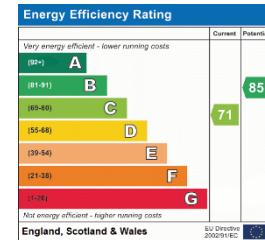
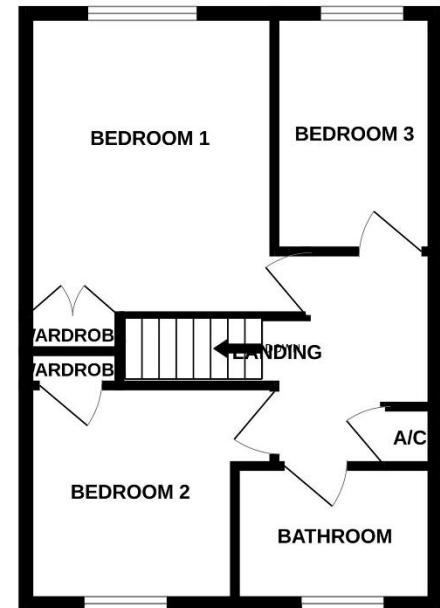
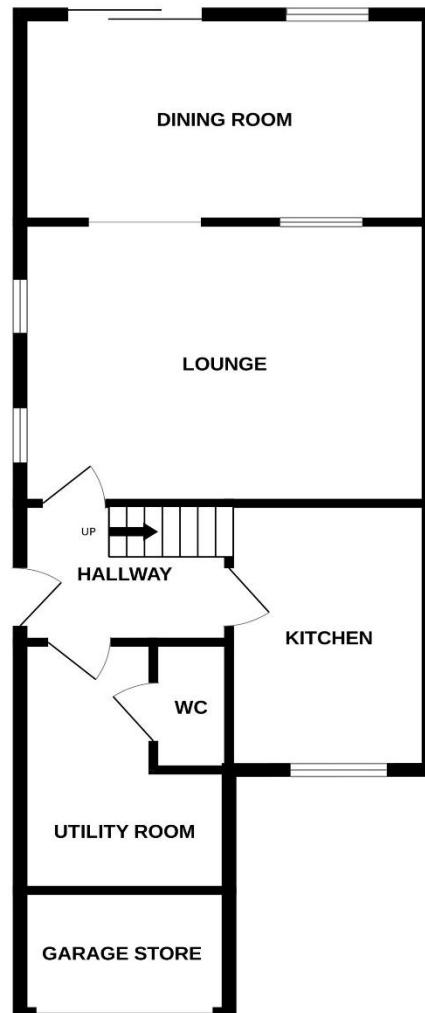
## First Floor

Bedroom 1	12'2" x 9'8"
Bedroom 2	11'3" x 8'9"
Bedroom 3	9'2" x 6'4"
Bathroom	6'8" x 5'4"

## Outside

Garage store	7'10" x 5'1"
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Tewkesbury Borough Council Tax Band C



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 £325,000 Freehold**

**Viewing strictly by arrangement with Engall Castle Ltd**  
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