



**Mitton**

**01684 293246**



## 7 Manor Park, Mitton, Tewkesbury, GL20 8BQ

Built in the mid 70s this Bovis designed detached home is located within a small cul du sac of similar properties. All rooms are generously proportioned and light, with large picture windows synonymous with the age of build.

Briefly the accommodation comprises on the ground floor of a dual aspect lounge with attractive hearth and gas fire. There is a separate dining room and adjacent is the kitchen which is fitted with a range of wall and base units.

The kitchen includes an integrated gas hob and electric double oven, and extractor. A door leads into the utility room which has space and plumbing for a washing machine and tumble dryer, basin and further wall and base units, and doors leading into the rear garden and carport at the front.

On the first floor there are four double bedrooms and family shower room, with three of the four bedrooms benefitting from fitted wardrobes. The modern bathroom has the benefit of a separate shower cubicle, panel bath a vanity unit with back to wall toilet and inset wash basin.

Throughout the property benefits from upvc double glazed windows and gas fired central heating.



Outside the garden is laid predominantly to lawn with a patio area, gated side access to the front, mature shrubs and a garden shed.

At the front there is a wide drive providing parking for several vehicles and access into the garage and carport. There is a further lawn and shrubs.

Manor Park is located at the top of Mitton and within walking distances of its own convenience stores and primary school. A regular bus service loops the development providing excellent links into the town and onto Cheltenham.

Tewkesbury town centre itself, is also within walking distance and offers a wide range of excellent shops, eateries, leisure, education, sporting and medical facilities which include the new Hospital & Devereux medical centre. Tewkesbury also benefits from its historic Abby and The Roses Theatre both of which offer regular interesting events.

Centrally situated between Cheltenham (10 miles), Worcester (18 miles), Gloucester (11 miles) M5 J9 (1.5 miles) Ashchurch Station (2 miles) it is an excellent commuting base.

## Ground Floor

Lounge	21'9"x11'9"
Dining Room	10'10"x8'10"
Kitchen	10'6"x8'9"
Utility	16'10"x6'5"
WC	

## First Floor

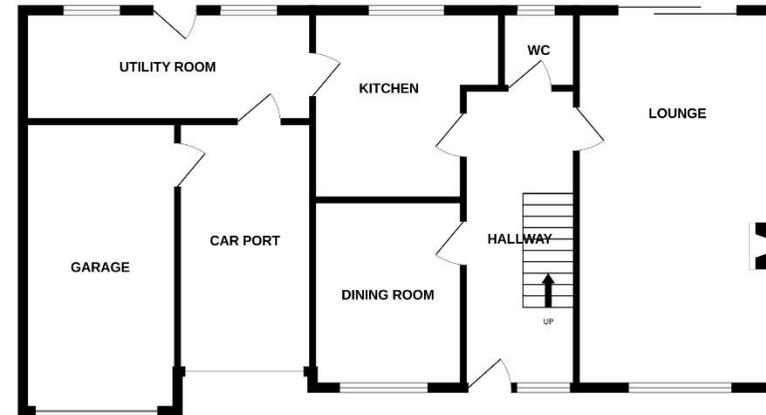
Bedroom 1	11'10"x10'3" min to wardrobes
Bedroom 2	12'6"x12'2"
Bedroom 3	8'11"x8'11"
Bedroom 4	8'10"x8'
Bathroom	9'1" x5'6"

## Outside

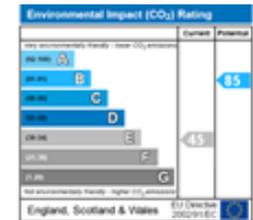
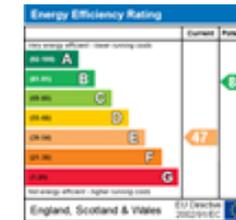
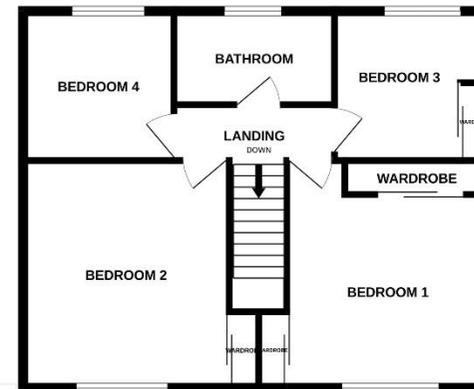
Single garage	16'8"x9'
Carport	17'11"x7'11"
Garden shed	

**Tewkesbury Borough Council Tax Band E**

GROUND FLOOR



1ST FLOOR



**Guide Price £500,000**

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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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