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PROPERTY
AWARDS

2017 - 2019

★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Tewkesbury

01684 293246

**Engall
Castle**

.com

1 Clarence Road, Priors Park, Tewkesbury, GL20 5TD

This is a traditional three bedroom semi-detached home offering spacious accommodation with the advantage of gated side access.

On the ground floor there is a dual aspect lounge with an attractive fireplace and patio doors at the rear which lead into the conservatory.

The kitchen/dining room is fitted with a range of wall and base units with a breakfast bar dividing the kitchen area and the dining area. The kitchen benefits from an integrated gas hob and electric oven. A door from the kitchen leads into a rear lobby and offers excellent storage space. A door from the dining area leads back into the hall.

At the rear the conservatory has patio doors opening out to the garden and a further door leading through to a utility room which has plumbing and houses the gas combination central heating boiler. A door from the utility leads out to the side garden.

On the first floor there are three bedrooms with the main bedroom benefiting from fitted wardrobes and a contemporary styled ensuite.

The main bathroom is fitted with a panelled bath with shower over, vanity unit with inset wash basin and low level wc.



Outside the rear garden is attractively presented with a low maintenance patio area to the side of the property and steps down to a lawn. There is a further courtyard/patio area to the rear of the conservatory.

The front garden is quite delightful with seating areas, planted mature border and hedgerow, gravel and ample driveway parking. A gate leads to the rear garden.

Located within a popular tree lined road within Priors Park it benefits from excellent public transport links; being within easy walking distance of local convenience stores, primary school and indeed the town centre and its wide range of excellent amenities.

Directions

From Tewkesbury town centre take the A38 towards Gloucester on the Gloucester Road. After Aldi supermarket on the right, take the next available left Abbots Road. Here take the second turning on the left into Clarence Road, and the property can be found immediately on the left.

GROUND FLOOR

1ST FLOOR

Ground Floor

Lounge 15'9"x11'11"
 Kitchen/Dining Room 15'10x9'
 Conservatory 13'5"x11'1"
 Utility 9'2"x5'9"

First Floor

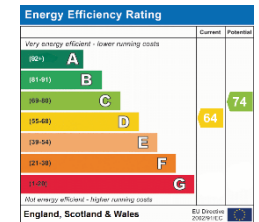
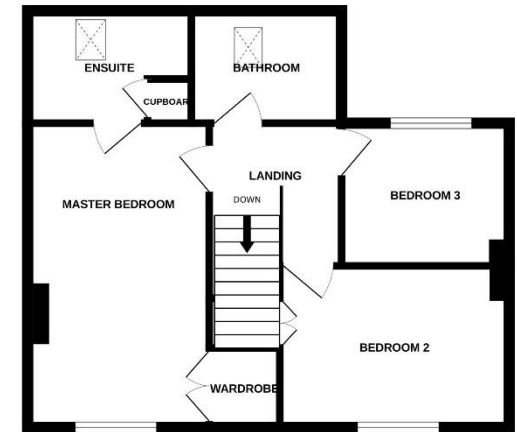
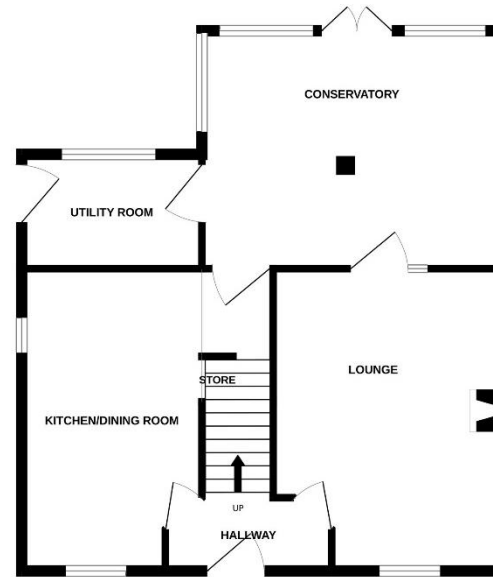
Master Bedroom 16'1"x9'3"
 Ensuite 8'6"x5'7"
 Bedroom 2 11'11"x8'5"
 Bedroom 3 8'9"x7'4"
 Family Bathroom 7'8"x5'7"

Outside

Driveway parking
 Garden Shed

Gas central heating
 Upvc Double glazed windows and doors

Tewkesbury Borough Council Tax Band B



Guide Price £265,000

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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.

Agents Note

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