



**Engall
Castle**
.com

01684 293246

Tewkesbury



4 Mill Street, Tewkesbury, GL20 5SB

Pretty as a picture and located in one of Tewkesbury's most picturesque roads, this town centre cottage is in view of the Abbey.

Grade II listed and with many attractive features, the accommodation briefly comprises of a lounge/dining room with door through to the kitchen/dining room. The kitchen is fitted with a range of wall and base units with integrated gas hob, electric oven, fridge, freezer and washing machine. A glazed door from the kitchen leads out to the pretty garden.

On the first floor there are two further rooms and modern shower room. The large room at the front is currently used as a lounge with feature fireplace, but could also be used as a bedroom. In addition there is a single bedroom at the rear.

The shower room is fitted with a walk in shower cubicle, low level wc and pedestal wash basin.

On the second floor there is a further double bedroom.



Outside there is an attractive low maintenance garden with patio areas and mature planted borders.

The property benefits from gas central heating and some double glazing.

Mill Street is situated within easy walking distance of the town centre and its wealth of excellent amenities. It is positioned between two of Tewkesbury's attractive landmarks, Tewkesbury Abbey and Victoria Gardens, and benefits from unlimited public parking opposite (unallocated).

Tewkesbury is a particularly popular town attracting many visitors being central and easily accessible by motorway and rail networks.

Approximate distances miles:

Cheltenham	12	Bristol	48
Gloucester	16	Birmingham	42
Worcester	17	London	120

Ground Floor

Lounge/dining room 17'3" max x 8'8"
Kitchen/dining room 17'4" x 10'3" max

First Floor

Bedroom 2/Reception Room 16'9" x 10'11"
Bedroom 3 10'4" x 7'10"
Shower Room 8'11" x 7'

Second Floor

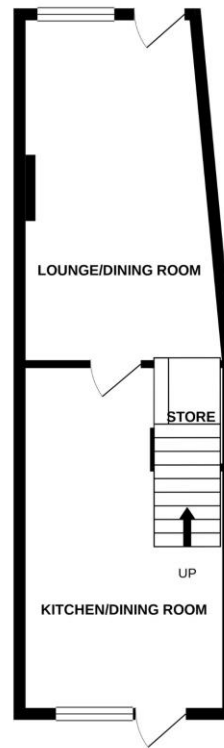
Bedroom 1 19'3" x 10'3"

Outside

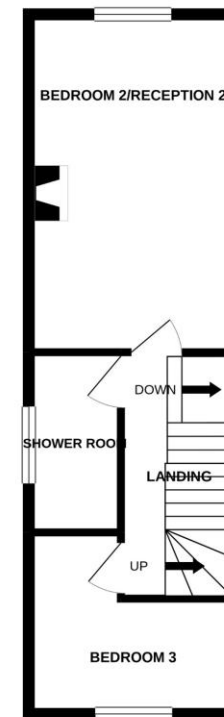
Garden

Tewkesbury Council Tax Band C

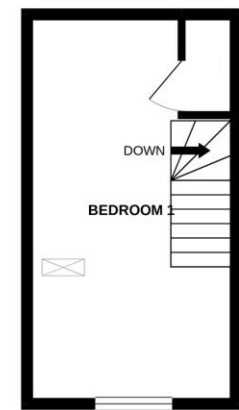
GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.8 sq.m.) approx.



2ND FLOOR
199 sq.ft. (18.5 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



Guide Price £265,000

Viewing strictly by arrangement with Engall Castle Ltd

155 High Street Tewkesbury Gloucestershire GL20 5JP
Office hours: Mon – Fri 9am to 6pm, Sat 9am to 4pm
email: sales@engallcastle.com

01684 293 246
www.engallcastle.com



Agents Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services equipment, fittings or central heating systems have not been tested and no warranty is given or implied by Engall Castle Ltd that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures and fittings or other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and should not be relied upon for the purposes of fitting carpets or furniture etc. These property details and all statements within this document are provided without responsibility on behalf of Engall Castle Ltd or its employees or representatives and should not be relied on as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.



Archive photo

