



Malvern Chase

01684 293246



28 Hawser Road, Malvern Chase, Tewkesbury, GL20 7FA

Built within the last 10 years and benefitting from some of the remaining NHBC Warranty, this modern detached home not only enjoys a detached single garage, a low energy rating helping to ensure it is energy efficiency, it is within easy walking distance of convenience shops and the town centre.

Internally the accommodation briefly comprises of a welcoming hallway; to the left is a dual aspect lounge benefitting from patio doors out to the garden. Across the hallway to the right is a spacious, modern kitchen/dining room.

The kitchen is fitted with a range of wall and base units with an integrated induction hob, oven and extractor.

An archway leads through to a useful utility room which also benefits from fitted base units and has space and plumbing for a washing machine. A door leads out to the rear garden.

Completing the accommodation on the ground floor is a guest wc.

On the first floor there are three double bedrooms and a family bathroom. The main bedroom has the advantage of an ensuite shower room.

The main bathroom is fitted with a panel bath with shower over, pedestal wash basin and low level wc.



Outside the rear garden is a good size and is predominantly laid to lawn with mature shrubs and trees. There is a large patio area and gated access to the front of the house.

At the front there is ample parking for several vehicles and access to the detached garage which has the benefit of power and light and a personal door into the garden.

The property has the benefit of gas central heating and upvc double glazing.

Located within easy walking distance of local convenience stores, primary school, the town centre and local bus links the wealth of excellent amenities within Tewkesbury are accessible.

Tewkesbury is a popular Tudor Abbey town with a wealth of leisure, health, and education facilities including hospital, theatre, swimming pool and sports centre all within easy walking distance of Mitton.

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.



Ground Floor

Lounge	19'4"x10'5"
Kitchen/Dining Room	19'4"x8'11"
Utility Room	5'8"x5'2"
Guest wc	

First Floor

Bedroom 1	13'(max)x9'10"
Ensuite	
Bedroom 2	11'5"x10'7"
Bedroom 3	7'10"x7'8"
Bathroom	8'7"x5'

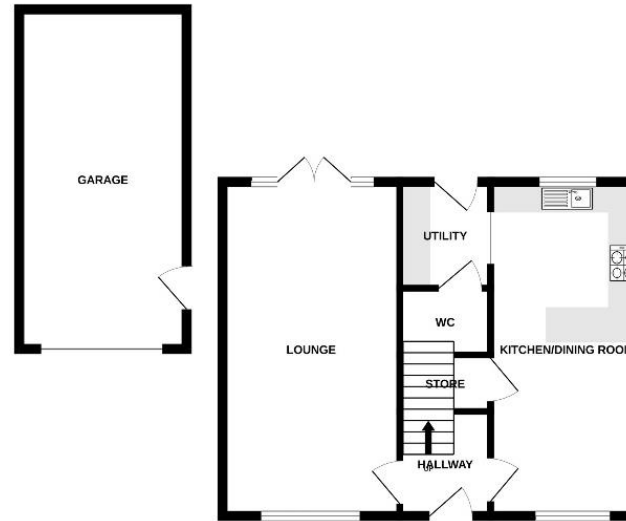
Outside

Garage	19'11"x9'9"
--------	-------------

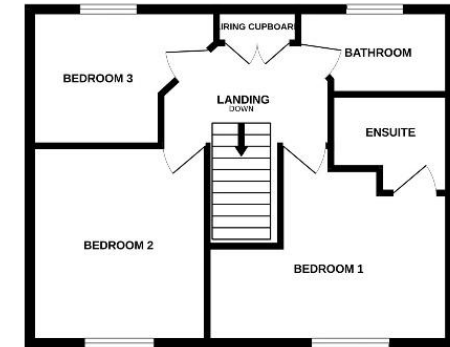
This is a Freehold property. A contribution is made to a Managing Agent for the upkeep, maintenance and drainage of the communal and shared areas of this small development including access roads. Currently this is approx. £247 per year.

Tewkesbury Borough Council Tax Band D

GROUND FLOOR



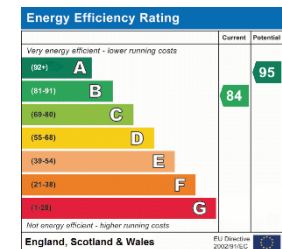
1ST FLOOR



Guide Price £375,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
 155 High Street Tewkesbury Gloucestershire GL20 5JP
 Office hours: Mon – Fri 9am to 5.30pm, Sat 9am to 2pm
 email: sales@engallcastle.com

01684 293 246
www.engallcastle.com



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

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.

