



Twyning

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16 The Mayalls, Tywning, Tewkesbury, GL20 6DT

Situated within this quiet cul du sac in the centre of the delightful village of Tywning, this detached bungalow is lovely.

The accommodation comprises of a welcoming hallway that leads through to the living accommodation on the right and bedrooms to the left.

The lounge has patio doors leading out into a conservatory providing the perfect spot from where to enjoy the rear garden. The lounge has an attractive fireplace with inset log burner and there is a door leading through to a further reception room or bedroom 3 if extra bedrooms are required.

The kitchen is fitted with a range of wall and base units with space and plumbing for a dishwasher and washing machine and further space for a cooker and fridge. A door leads out to the side of the property and a large picture window overlooks the rear garden.

The two double bedrooms are at the front of the bungalow and the bathroom is fitted with a panel bath with shower over, vanity unit with inset wash basin and low level wc.



Outside the rear garden is lovely, laid predominantly to lawn with a patio area and mature planted borders. There is gated side access to the front of the property where there is an attractive planted garden and driveway providing ample off road parking.

The property has the benefit of LPG central heating served by a newly fitted combination boiler with the benefit of 8 years remaining warranty and double glazed windows.

At the front there is an attractive lawned garden with mature shrub border and ample off road parking.

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 Cotswold Gardens.

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

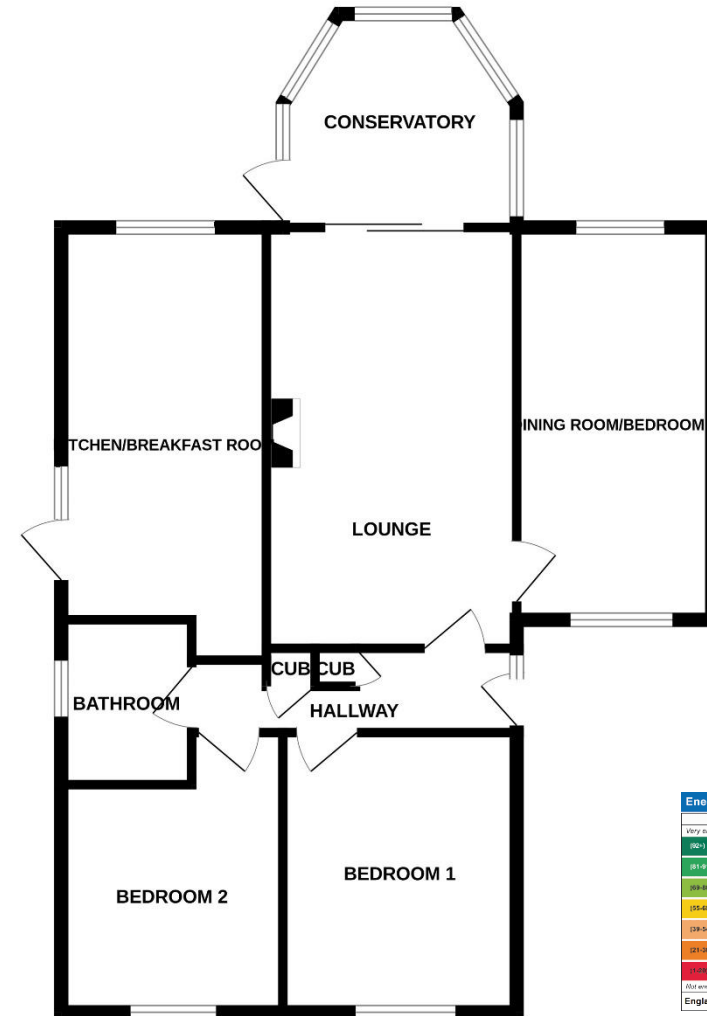
Entrance Hall
 Lounge 17'6" x 9'8"
 Kitchen/Breakfast room 17'10" x 8'5"
 Dining Room 16'2" x 8'1"
 Conservatory 9'10" x 8'10"

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

Outside

Garden
 Driveway parking

Tewkesbury Borough Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G	27	
Not energy efficient - higher running costs			
England, Scotland & Wales			

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 £425,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
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