



**Twixtbears**

**01684 293246**





## 4 Twixtbears, Bredon Road, Tewkesbury, GL20 5BT

This is a spacious mid terraced home located within Twixtbears, within walking distance of the town centre, and offers the opportunity to upgrade and add your style to create a lovely home.

Currently the accommodation is arranged with a family room and utility on the ground floor with patio doors opening out onto the rear garden. Completing the accommodation on the ground floor is a guest wc.

On the first floor there is a kitchen/breakfast room, L-shaped lounge with floor to ceiling windows offering views to the boat yard and river Avon in the distances. Also on this floor is a bathroom consisting of a panel bath with shower over, pedestal wash basin and low level wc.

On the second floor there are 4 bedrooms and large walk in storage cupboard.

Outside the rear garden is laid predominantly to lawn with mature shrubs and a patio area, and there is gated rear access.



The driveway on the front of the property provides off road parking and access to the single garage.

The property has the advantage of gas fired central heating and the majority of the windows are double glazed.

Twixtbears is an extremely convenient location offering easy walking to the High Street and town centre.

Tewkesbury itself is a popular Tudor Abbey town with a wealth of leisure, health, and education facilities including hospital, theatre, leisure centre, and eateries all within easy walking distance of Twixtbears.

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

Family Room 13'x8'5"  
 Utility Room 11'6"x8'  
 Downstairs wc

## First Floor

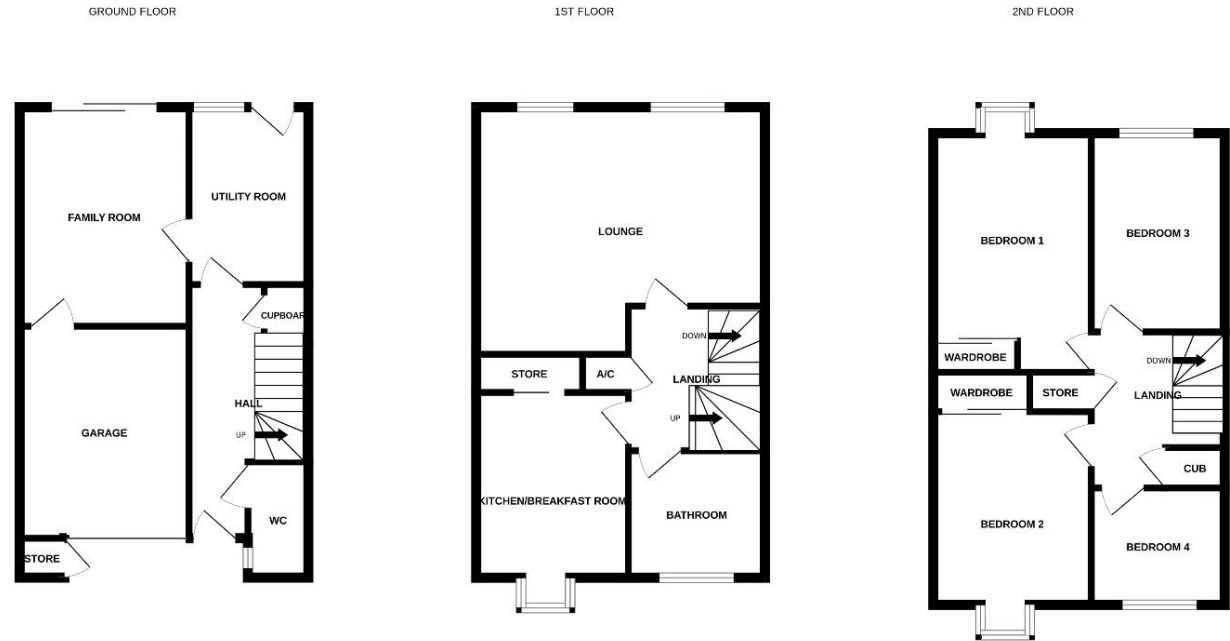
Lounge 16'11"x16'2" (max)  
 Kitchen/Dining Room 12'3" x 9'  
 Bathroom 7'10" x 7'5"

## Second Floor

Bedroom 1 12'11"(max) x 9'3"  
 Bedroom 2 11'1"x9'4"  
 Bedroom 3 8'x7'5"  
 Bedroom 4 11'6"x7'5"  
 Walk in cupboard

## Outside

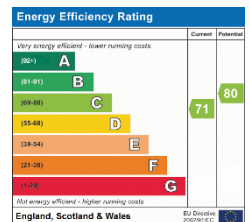
Integral Single Garage



**Guide Price £280,000 Freehold**

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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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