



**Mitton**

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## 15 Arundel Road, Mitton, GL20 8AT

This is a great opportunity to make your mark on a detached home within this popular location.

A storm porch leads into the hallway which has doors into all ground floor rooms.

To the front is a lounge with large picture window and further window to the wide creating beautifully light space. There is an open chimney and archway through to the dining area.

At the rear of the property is the kitchen again with large picture window. It is fitted with a range of wall and base units with an integrated electric hob and double electric oven. There is plumbing and space for a washing machine and dishwasher. A door leads out to the garden.

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

On the first floor there are three bedrooms, with both double bedrooms benefitting from fitted wardrobes. There is also a shower room with walk in shower, pedestal wash basin and heated towel rail. Adjacent is a separate wc with low level wc.



Outside the gardens are delightful, being planted with a wide range of mature shrubs, trees and borders. There is an ornamental pond, lawn, garden shed and greenhouse. The property also benefits from gated side access on one side and a lean to storage shed on the other.

The garage has a personal door leading from the garden and benefits from power and light.

At the front there is a driveway providing parking for several vehicles and access into the garage and again it benefits from mature planting.

The property has a combination boiler providing central heating and hot water and double glazing.

Located within easy walking distance the town centre and its wealth of shops, eateries, leisure facilities, The Roses Theatre, a newly built hospital and medical centre, and indeed a range of local convenience stores within 2 minutes of your door, it is a perfect location within the town.

Centrally situated between Cheltenham (10 miles), Worcester (18 miles), Gloucester (11 miles) M5 J9 (1.5 miles) Ashchurch Station (2 miles) it is an excellent commuting base.

**Ground Floor**

Lounge 14'9"x11'11"  
 Dining Room 11'x8'9"  
 Kitchen 15'x7'2"  
 WC 4'1"x4'

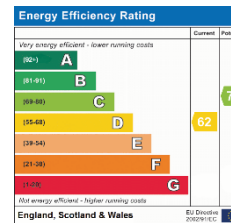
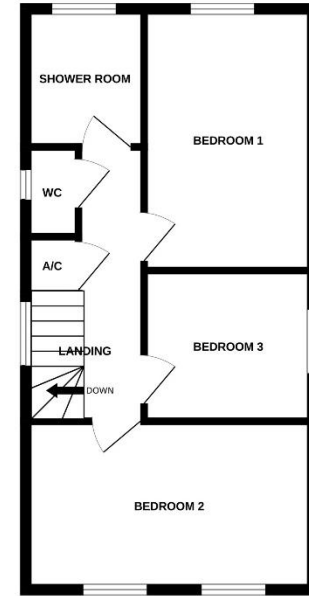
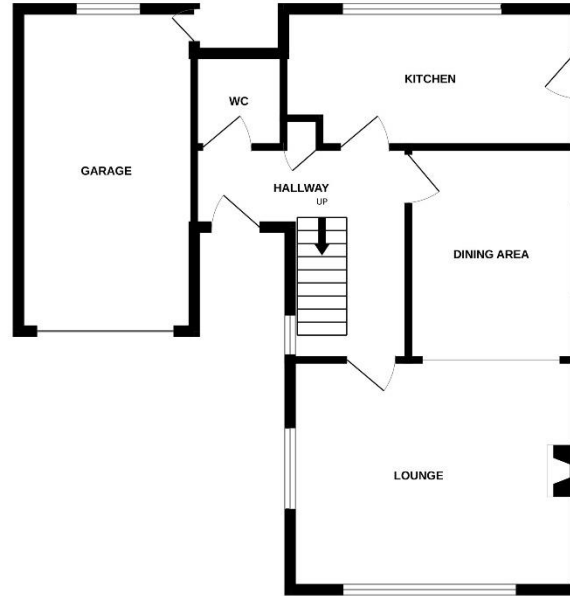
**First Floor**

Bedroom 1 13'2"x8'9"  
 Bedroom 2 15'x8'11"  
 Bedroom 3 8'7"x7'9"  
 Shower Room 7'2"x5'4"  
 WC 4'11"x2'9"

**Outside**

Garage 16'8"x9'1"  
 Lean to garden shed  
 Garden Shed  
 Greenhouse

**Tewkesbury Borough Council Tax Band D**



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 £395,000 Freehold**

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