



BRITISH
PROPERTY
AWARDS

2017 - 2019

★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Tewkesbury

01684 293246

**Engall
Castle
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31 Cotswold Gardens, Tewkesbury, GL20 5DW

This is a beautifully elegant Victorian home which has been carefully updated by the current owners, whilst maintaining and enhancing its original features.

The entrance hall with its attractive floor tiles welcomes you into the house and leads into the lounge with its large window overlooking the garden. It has the benefit of parquet flooring and attractive open fireplace.

Adjacent is an extended kitchen/dining/family room again with attractive flooring. The kitchen is fitted with a range of wall and base units with a multi fuel range cooker.

A door from the kitchen leads into the utility room which has the benefit of plumbing and space for a washing machine.

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

On the first floor there are two double bedrooms both benefitting from fitted wardrobes, and the main bathroom. The bathroom is fitted with a free standing bath; separate shower cubicle, pedestal sink unit and low level wc.



On the second floor there are two more double bedrooms.

The property has the advantage of gas central heating and upvc double glazed windows and doors.

At the front of the house there is driveway parking which also has the infra structure for an EV car charger if required. A footpath leads to the front door and there is a gate leading into the garden.

The south facing garden is at the front of the property and is private, secure and laid predominantly to lawn with mature shrubs and trees.

Located within the heart of the town centre with all the amenities it has to offer within easy walking distance, including the Roses Theatre, a new medical centre and hospital, leisure centres, sports facilities, shops and eateries.

Tewkesbury itself is centrally located between Cheltenham, Gloucester and Worcester with J9 M5 and Aschurch Rail Station within 2 miles of the property providing excellent commuter links.

Ground Floor

Lounge 11'6"x10'10"
Kitchen/dining room 24'11"x12'7"
Utility 5'10"x5'1"
WC

First Floor

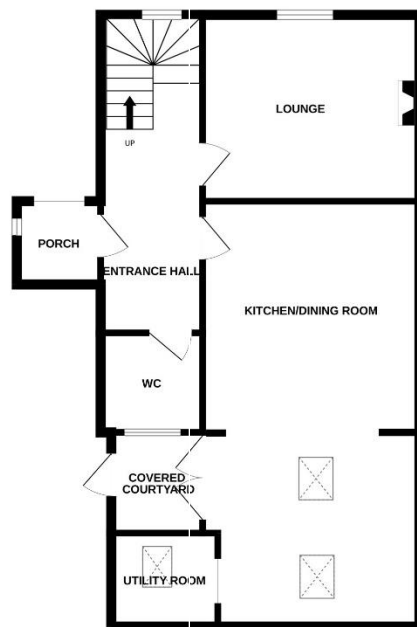
Bedroom 1 11'7"x10'11"
Bedroom 2 11'7"x10'11"
Bathroom

Second Floor

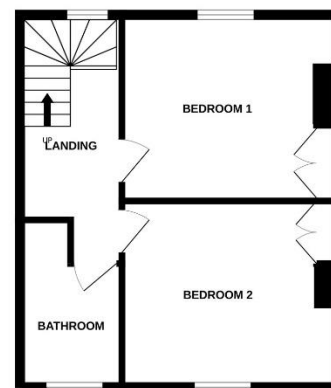
Bedroom 3 11'6"x10'2"
Bedroom 4 11'6"x9'10"

Tewkesbury Borough Council Tax D

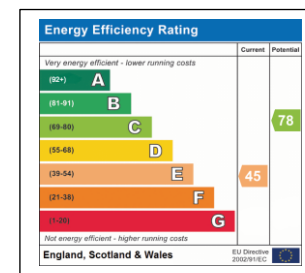
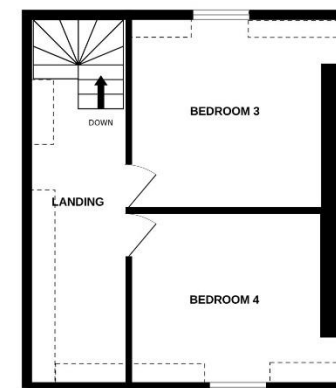
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 £450,000

Viewing strictly by arrangement with Engall Castle Ltd
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