



**Oldfield**

**01684 293246**



## 14 Oldfield, Tewkesbury, GL20 5QX

This traditionally built semi detached home offers beautifully light, and surprisingly spacious accommodation with generously proportioned room sizes.

An attractive entrance hall welcomes visitors and leads through to the lounge on the left. The lounge has a window to the front and an attractive fireplace with open fire.

To the right there is a modern triple aspect kitchen/dining room with patio doors out to the garden. The kitchen is fitted with a range of modern wall and base units which include an integrated fridge, freezer, dishwasher and multifuel range style cooker.

There is a separate utility room off the kitchen with plumbing and space for a washing machine and a door leading out to the rear garden.

Completing the accommodation on the ground floor is a shower room with walk in shower, sink unit and low level wc.



On the first floor there are 4 double bedrooms and the family bathroom. The bathroom is large and comprises of a panel bath with shower over, pedestal sink unit and low level wc.

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

Outside there is gated side access to the rear garden which is laid predominantly to lawn with patio area, garden shed, greenhouse and borders planted with mature shrubs. At the front there is ample driveway parking.

Quietly located within the Oldfield area of the town centre, it is within easy level walking distance of the town centre and its wealth of excellent amenities.

Tewkesbury itself is 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

Entrance Hall  
 Lounge 13'6"x11'11"  
 Kitchen/dining room 20'10"x9'10"  
 Utility room 6'11"x6'2"  
 Shower room 6'11"x6'6"

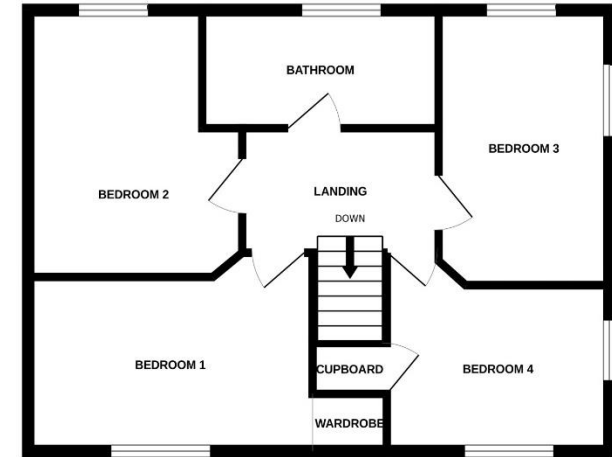
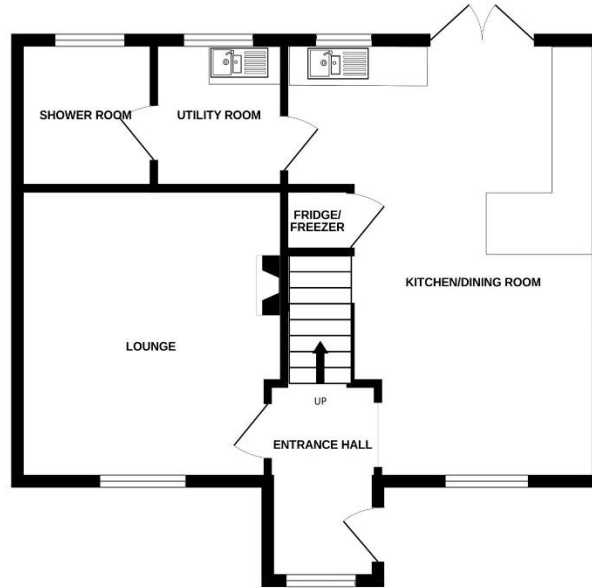
### First Floor

Bedroom 1 13'7"x9'  
 Bedroom 2 11'7"x8'5"(min)  
 Bedroom 3 12'8"x8'2"  
 Bedroom 4 10'7"x7'11"  
 Bathroom 11'3"x5'5"

### Outside

Garden Shed  
 Greenhouse  
 Gated side access

**Tewkesbury Borough Council Tax Band C**



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

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 £365,000**

Viewing strictly by arrangement with Engall Castle Ltd  
 155 High Street Tewkesbury Gloucestershire GL20 5JP  
 Office hours: Mon – Fri 9am to 6pm, Sat 9am to 4pm  
 email: [sales@engallcastle.com](mailto:sales@engallcastle.com)

**01684 293 246**  
[www.engallcastle.com](http://www.engallcastle.com)



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