



**Tewkesbury**

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## 108 Ashchurch Road, Tewkesbury, GL20 8DB

Standing proud and centrally within its large garden plot, this gracious 1930s detached home retains much of its original character. Most rooms being dual aspect they bathe the rooms in light and with high ceilings and picture rails give a real feeling of space. Traditionally built with an impressive entrance hall this property has been enhanced by the current owners and is now offers much potential to any future owners.

The arched storm porch, typical of the era, is a warm welcome and leads into the striking entrance hall.

To the right is the dual aspect lounge which has an attractive bow window and 1930s style fireplace with inset living flame gas fire. Adjacent is a dual aspect dining room, currently used as a second sitting room and which also benefits from a reclaimed 1930s fire surround with inset living flame gas fire. French doors lead out to a lean-to conservatory.

At the rear of the property is the dual aspect kitchen which is fitted with a range of wall and base units. A door leads into a lovely conservatory at the side with doors out to the garden.

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



On the first floor there are three dual aspect bedrooms and the family bathroom. Both double bedrooms have the original 30s fireplaces as built, creating a lovely feature to the rooms. The bathroom is fitted with a panel bath, pedestal wash basin and low level wc. There is a useful cupboard for towels and toiletries.

The attic also benefits from dual aspect windows. Accessed via a loft ladder it is boarded for storage. The property has gas central heating and double glazed windows.

Outside the gardens offer much opportunity and potential laid to lawns which wrap around the house with patio areas, and an attractive ornamental pond. Bordered at the front with mature hedgerow and trees with driveway access to a detached double garage. The drive provides parking for several vehicles and the garage has the benefit of power and light and a personal door into the garden.

Conveniently located on the main arterial road into the town within walking distance of local convenience stores, supermarket and the town centre.

Tewkesbury itself has a wealth of shops, education, health and sports facilities and the with public transport links, motorway and rail networks close by, make it an ideal commuter base whilst being centrally located between Cheltenham, Gloucester and Worcester.



GROUND FLOOR

1ST FLOOR

## Ground Floor

Entrance Hall	
Lounge	12'10"x11'11"
Dining Room	14'11"x11'10"
Kitchen	9'x7'11"
Conservatory	12'x9'3"
Lean to conservatory	
Guest wc	

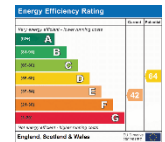
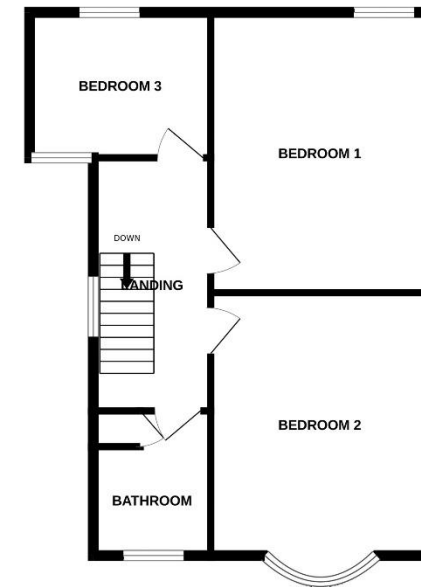
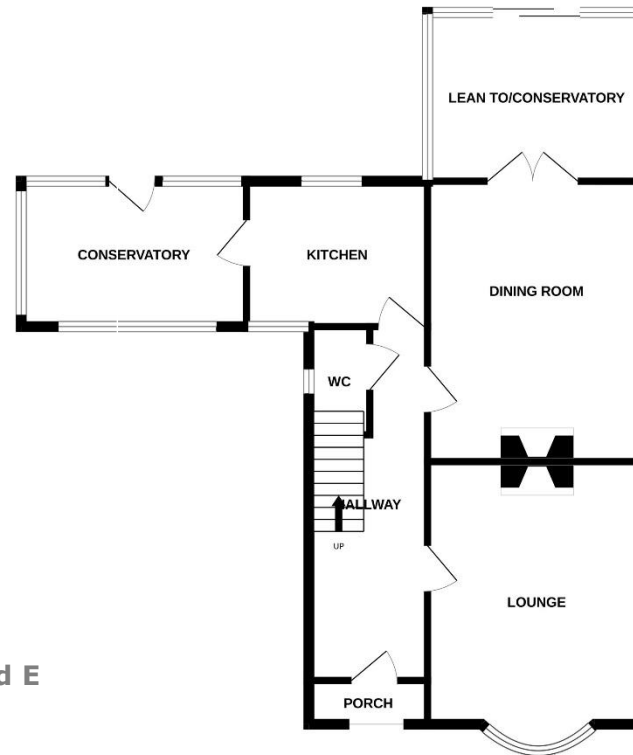
## First Floor

Bedroom 1	12'11"x11'11"
Bedroom 2	14'11"x11'11"
Bedroom 3	10'x7'11"
Bathroom	7'1"x6'5"

## Outside

Detached Double Garage

**Tewkesbury Borough Council Tax Band E**



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 £465,000

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