



**Harbourside**

**01684 293246**





## 20 Harbourside, Bredon Road, Tewkesbury, GL20 5DT

This is a beautifully presented home with the advantage of a glorious and interesting view across the award winning Tewkesbury Marina.

One of just 24 Freehold houses built specifically for the over 55s, it is within easy walking distance of local convenience stores and the Town Centre.

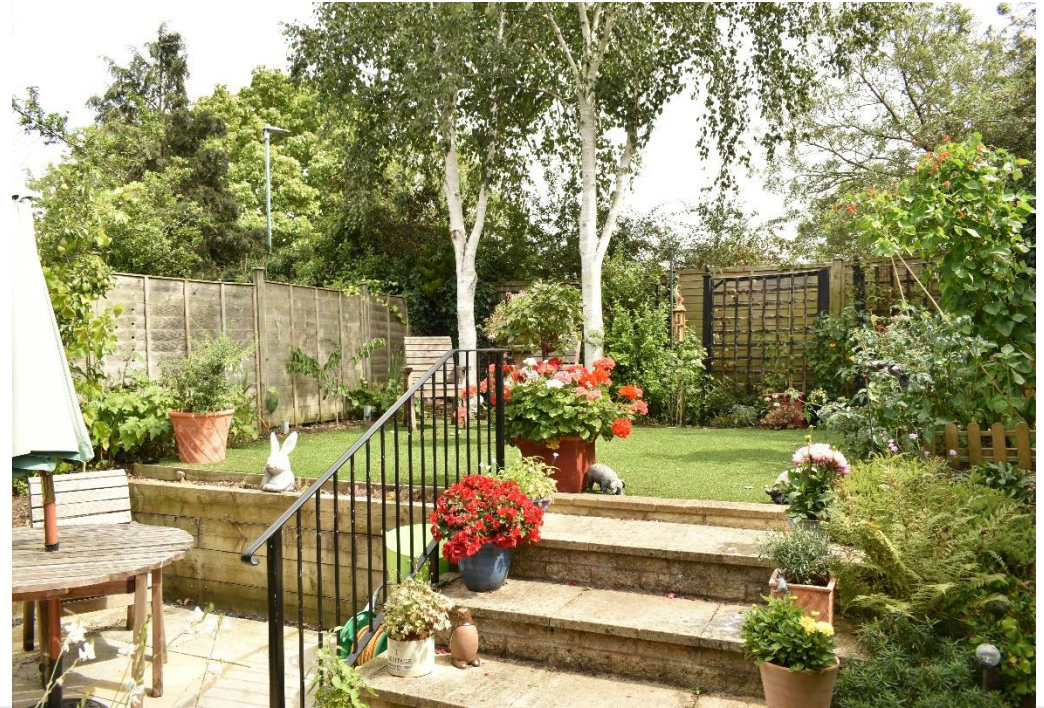
This particular property is deceptively spacious having been extended in recent years to provide excellent living accommodation. On the ground floor there is a modern dining kitchen with patio doors leading out to the rear garden. The kitchen is fitted with a range of modern wall and base units and benefits from an integrated gas hob, electric oven, electric multi function oven, fridge, freezer, dishwasher and wine cooler.

There is a large utility room which again is fitted with a range of cupboards, a stainless steel sink and plumbing and space for a washing machine. A door from here leads into a garden room which has patio doors out to the rear and which the current vendors use as a home office.

Off the utility is a useful storeroom which in turn leads into the car port and the front drive.

Also on the ground floor is a double bedroom with view out to the front and completing the accommodation on the ground floor is a wc.

On the first floor there is a paneled lounge with attractive fireplace housing an electric fire. Patio doors lead into a sun lounge with again the benefit of large sliding picture windows providing the perfect place to sit and watch the sun go down whilst drinking in the fabulous and interesting views.



The main bedroom benefits from fitted wardrobes. The modern spacious shower room is fitted with a walk in shower, low level wc, vanity unit with inset wash basin and heated towel rail.

Outside the rear garden is delightful with patio area and steps leading up to a low maintenance garden, with the advantage of attractively planted borders. At the front a planted garden provides interest with patio area providing the perfect spot to quietly enjoy the comings and goings of the boating fraternity. There is a block paved drive providing off road parking for 2 cars.

The property is Freehold with an age restrictive covenant for over 55s. It forms part of a delightful community and residents become joint shareholders of Harbourside (Tewkesbury) Management Company Ltd which is self managed by the residents. Currently the annual maintenance fee is £50.00.

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 local convenience store 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

Garden Room 9'1"x8'11"  
Kitchen/Dining room 12'10"x11'10"  
Bedroom 2 9'7"x7'9"  
Utility room 9'8"x8'3"  
Wc

### First Floor

Lounge 15'6"x10'4"  
Sun lounge 10'4"x4'7"  
Bedroom 1 12'x9'9"  
Shower room 8'x6'6"

### Outside

Store Room  
Carport

Gas Central Heating

**Restrictive Covenant Residents 55+**

**Freehold Property**

Annual management fee currently £50 per annum  
Payable to Harbourside (Tewkesbury) Management Company Limited

**Tewkesbury Borough Council Tax Band D**

**Guide Price £375,000**

**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

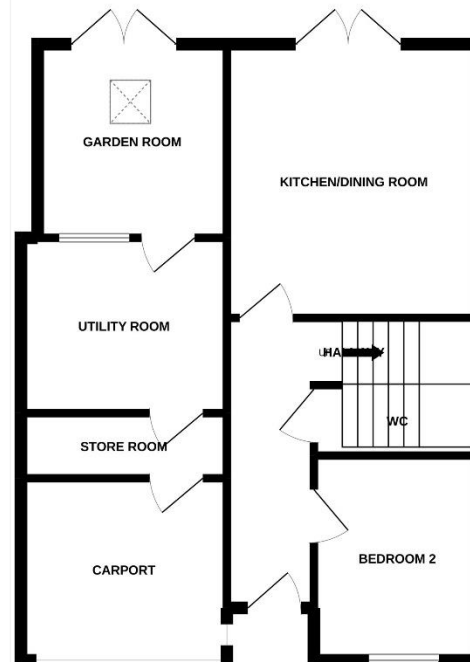
**email: [sales@engallcastle.com](mailto:sales@engallcastle.com)**

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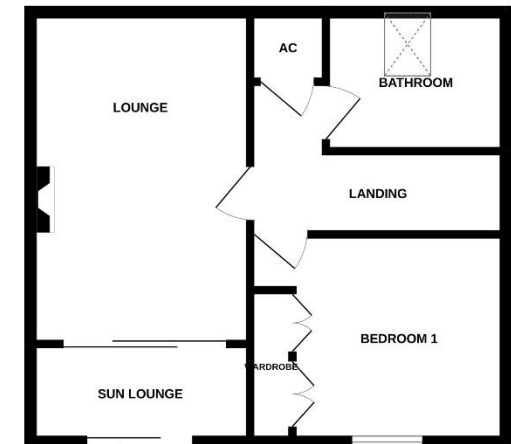
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GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	66   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.



### Agents Note

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