



BRITISH
PROPERTY
AWARDS

2017 - 2019

★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Walton Cardiff

01684 293246

**Engall
Castle**
.com

1 Laurel Avenue, Walton Cardiff, Tewkesbury, GL20 7RE

Standing proud as No 1 Laurel Avenue, this double fronted detached home has been beautifully updated by the current owners.

An impressive entrance hall greets you as you enter this beautifully presented detached home and leads on the left to a lounge which has the benefit of an attractive fireplace housing a gas fire. Double doors lead from the lounge into the conservatory providing the perfect space to enjoy the garden.

Across the hall is an L shaped kitchen/dining room. The kitchen being fitted with contemporary styled wall and base units with an integrated induction hob, double oven, microwave and dishwasher.

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

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

On the first floor there are 4 bedrooms and a bathroom. The main bedroom has the advantage of a dressing area and ensuite shower room.



The bathroom is fitted with a modern suite comprising of a panel bath, separate shower cubicle, vanity unit with inset sink and low level wc.

Outside the rear garden is attractively landscaped with patio area, lawn, planted borders and gated rear access to the double garage and driveway parking. The double garage has the advantage of power and light and eaves storage and there is ample driveway parking in front.

Tewkesbury is a popular Tudor Abbey town with a wealth of leisure, health, and education facilities including hospital, theatre, swimming pool and sports centre. Cycle and pedestrian paths link Walton Cardiff with the centre together with a frequent and regular bus service. Local convenience stores, community centre and primary school are within easy walking distance of the property.

Centrally situated between Cheltenham, Worcester, Gloucester and Evesham it is an excellent commuting base, with Birmingham and other major cities made easy with the motorway and rail networks readily accessible.

Ground Floor

Lounge 21'2"x11'3"
 Kitchen/Dining Room 21'x16'3" max
 Utility Room
 Guest wc

First Floor

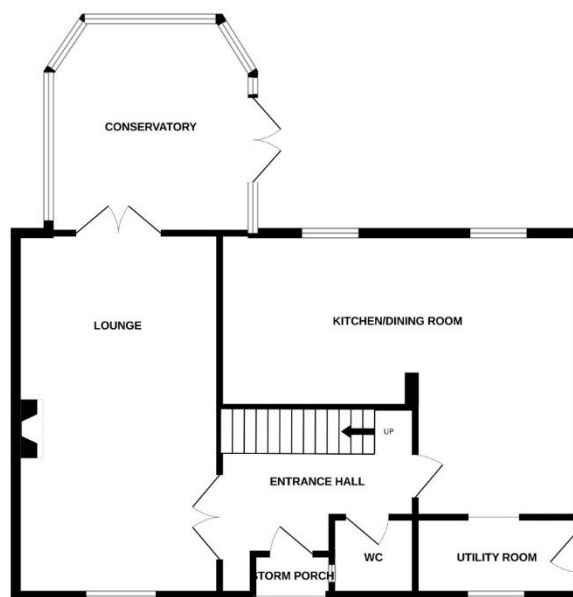
Bedroom 1 14'2"x11'11"
 Ensuite 6'11"x5'2"
 Dressing area 6'11"x5'6"
 Bedroom 2 11'x9'2"
 Bedroom 3 10'x8'7"
 Bedroom 4 9'9"x8'1"
 Bathroom 8'6"x6'10"

Outside

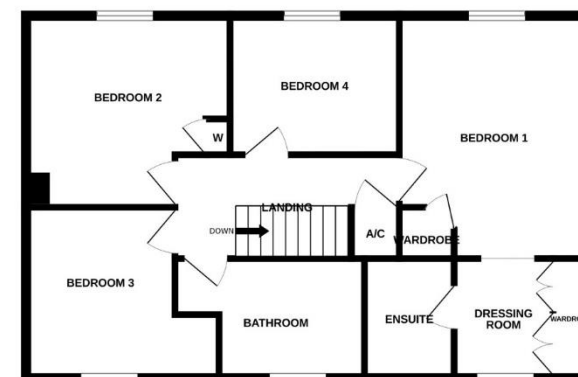
Double Garage

Tewkesbury Borough Council Tax Band E

GROUND FLOOR



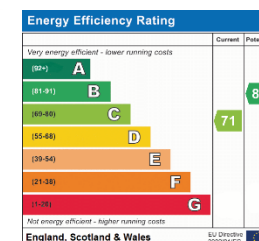
1ST FLOOR



Guide Price £485,000 Freehold

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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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