



BRITISH
PROPERTY
AWARDS

2017 - 2019
★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Newtown

01684 293246

**Engall
Castle**
.com

31 Churchill Grove, Newtown, Tewkesbury, GL20 8EL

Ready to move straight into with no onward chain, this well presented bungalow is lovely, having been loved and cared for it now presents as a great home within easy reach of local convenience stores, bus links and the town centre.

Briefly the accommodation comprises of a welcoming entrance hallway which leads to the left into the lounge which has a large picture window creating a beautifully light room which also has the benefit of an attractive fireplace with inset electric fire.

A door off the lounge leads into the dual aspect kitchen/breakfast room which is fitted with a range of wall and base units with a freestanding dual fuel cooker, washing machine and fridge/freezer and has space for a dining table.

Across the hall are two bedrooms. The main bedroom benefits from fitted wardrobes whilst the second bedroom is currently arranged as a further reception room. Patio doors lead off this room into a conservatory – an ideal space to relax with views of the garden.



The modern shower room has been fitted with a quadrant shower cubicle, vanity unit with inset wash basin and back to the wall low level wc.

The bungalow has the advantage of gas fired central heating and double glazed windows.

Outside the rear garden is designed with low maintenance in mind. There are patio areas, mature shrub planting and gated access to the front of the property and the driveway parking.

Newtown is a popular area of Tewkesbury with easy access to the town centre and being within easy walking distance of a supermarket and convenience store, bus routes and countryside walks it is a great location for those thinking of downsizing.

Tewkesbury is a vibrant town centre with a wealth of sports, health, leisure, education and shopping facilities and being within easy access of the motorway and rail networks, make it an ideal commuter base.

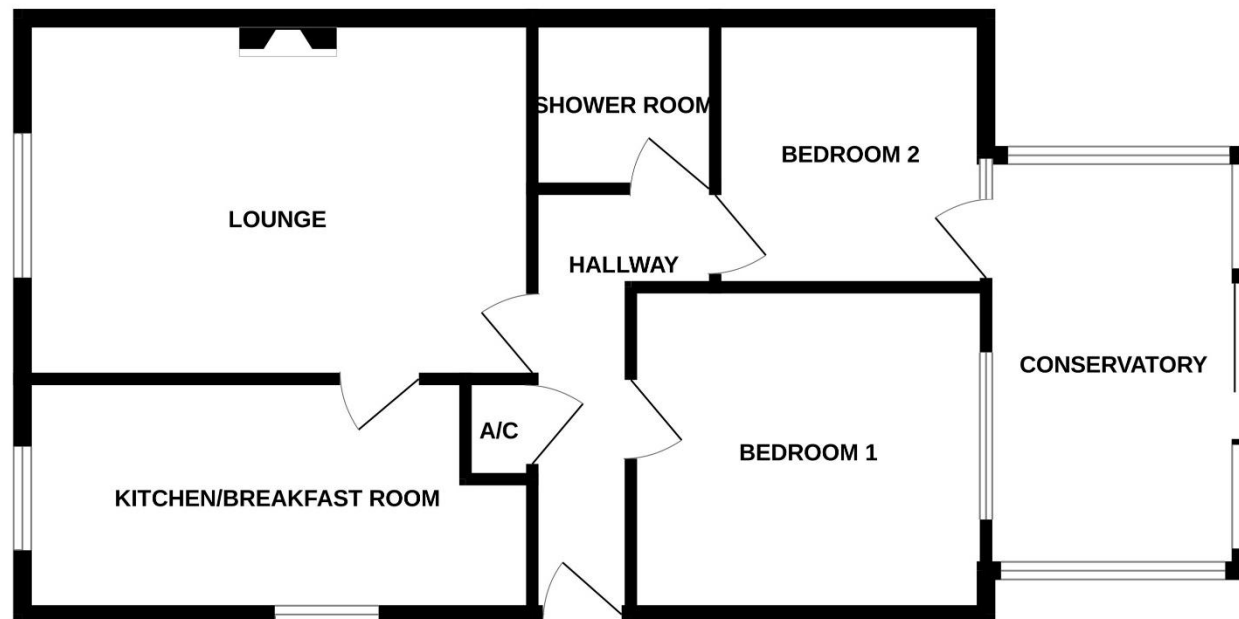
Ground floor

Lounge	16'1"x11'3"
Kitchen/Breakfast room	16'1"x7'6"
Bedroom 1	11'6"x10'7"
Bedroom 2	8'7"x8'6"
Conservatory	13'8"x7'4"
Shower room	5'10"x5'5"

Outside

Garden Shed
Driveway parking

Tewkesbury Borough Council Tax Band C



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
EPC commissioned		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Guide Price £270,000 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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