



ESTATE AGENT
IN GL17-20

Newtown

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**Engall
Castle**
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59 Canterbury Leys, Newtown, Tewkesbury, GL20 8BP

This is a spacious, extended semi detached home located within a quiet cul du sac in the popular Newtown area of the town.

Briefly the accommodation consists of a lounge at the front of the property benefits from a large picture window creating a lovely light room. There is an attractive modern flame effect fire and wood effect tiled flooring.

A door leads into the kitchen/dining room, the hub of the house with patio doors leading out to the garden. The kitchen is fitted with a range of wall and base units with an integrated dishwasher, fridge, freezer and range style multi fuel cooker with extractor over.

At the rear there is a further reception room with patio doors out to the garden, ideal as a home office, play room or garden room.

Completing the accommodation on the ground floor is a wc and useful utility area.

On the first floor there are three good sized bedrooms all with fitted wardrobes, with the main bedroom benefitting from an ensuite shower room.



The main bathroom consists of a panel bath, pedestal wash basin, low level wc and heated towel rail.

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

The rear garden has been designed with low maintenance in mind, with patio area, artificial lawn and two useful sheds.

At the front there is a block paved driveway providing ample off road parking.

Canterbury Leys is a small residential located within Newtown just on the edge of the Town Centre, it is a popular residential area having the benefit of cycle and walk-ways into the centre of Tewkesbury and its wealth of amenities.

Tewkesbury is a popular Tudor Town with a hospital, comprehensive school, primary schools, shops, health centres and sports facilities including bowls, golf, swimming pool, cricket, rugby and football pitches. Situated close to the newly opened Designer Outlet Centre; J9 of the M5 motorway and Ashchurch train station, making it an excellent commuter base.



Ground Floor

Lounge 14'4"x10'1"
 Reception Room 2 16'6"x6'11"
 Kitchen/Dining room 14'3"x11'11"
 WC

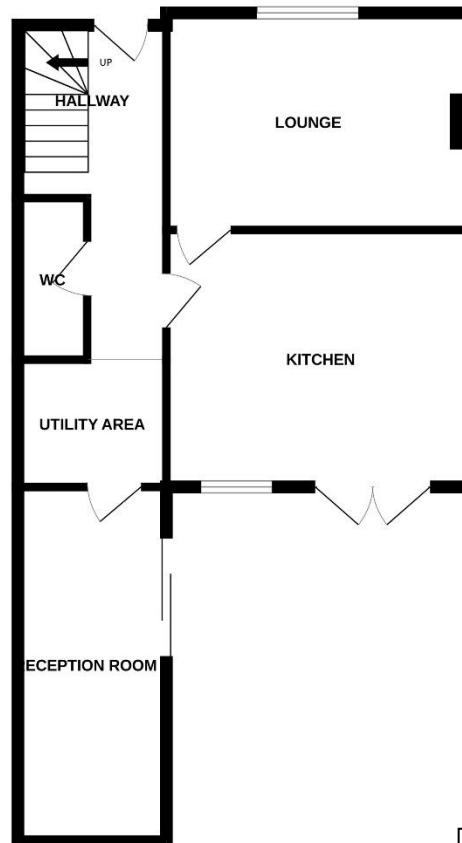
First Floor

Bedroom 1 10'7"x8'9"
 Ensuite 8'8"x3'3"
 Bedroom 2 9'3"x8'5"
 Bedroom 3 10'x8'7"
 Bathroom 8'3"x5'5"

Outside

Garden Shed

Tewkesbury Borough Council Tax Band C



Energy Efficiency Rating
 Very energy efficient - lower running costs
 Current Potential

Not energy efficient - higher running costs
 England, Scotland & Wales EU Directive 2002/91/EC

EPC Commissioned

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 £330,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
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