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**Tewkesbury**

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## 61 Church Street, Tewkesbury, GL20 5RZ

An impressive, Grade II Listed early 19<sup>th</sup> Century Georgian home which has been beautifully updated and now offers spacious and versatile accommodation with much potential. Full of many original features the entrance hall provides a feel for the elegance that can be found within.

Briefly the accommodation comprises on the ground floor of a stunning fitted kitchen which benefits from a multifuel range style cooker, extractor, Belfast sink and dishwasher. The kitchen opens out into the dining room, which has an attractive marble fire surround with an open fire grate, sash windows and ornate cornice.

To the rear is a utility room with doors out to the garden and which provides access to the accommodation attached at the rear which has the potential to be a separate annex and is currently arranged as a bedroom, lounge, kitchen and shower room.

On the first floor there is a large lounge with large sash windows giving a fabulous outlook and creating a beautifully light room. The room benefits from an open fire within an ornate fireplace and striped wooden floor boards.

Completing the accommodation on this floor is a double bedroom and wc.



On the second floor there is a further double bedroom and a fabulous bathroom comprising of a stand-alone bath, walk in shower cubicle, vanity unit with two inset wash basins, low level wc and heated towel rail.

Moving up to the third floor is a stunning main bedroom with vaulted ceiling beams, ensuite wc and probably one of the best views of the Abbey in Tewkesbury, with the Cotswold escarpment as the backdrop.

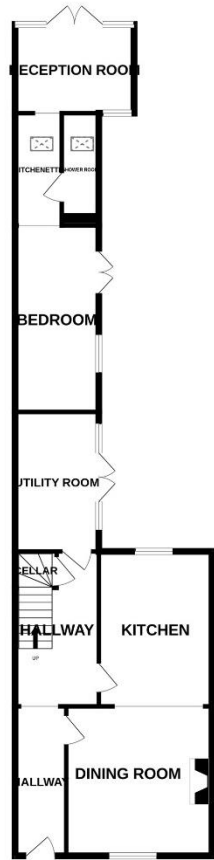
The property has the benefit of gas central heating.

Outside there is a low maintenance rear garden.

Located in the heart of the town centre, its wealth of excellent amenities are all within walking distance

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



1ST FLOOR



2ND FLOOR



3RD FLOOR



### Ground Floor

Entrance Hall	
Kitchen	13'5" x 9'11"
Dining Room	12'7" x 10'10"
Utility Room	12'2" x 7'10"

### Potential Annex:

Bedroom 4	16'3" x 7'4"
Reception Room	10'5" x 7'9"
Shower room	9'3" x 2'7"
Kitchenette	9'3" x 4'

### First Floor

Lounge	14'8" x 12'11"
Bedroom 3	13'7" x 8'5"
WC	4'7" x 4'3"

### Second Floor

Bedroom 2	14'6" x 12'11"
Bathroom	12'11" x 8'1"

### Third Floor

Bedroom 1	27'1" x 15'2"
WC	



## Guide Price £640,000

Viewing strictly by arrangement with Engall Castle Ltd  
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**Tewkesbury Council Tax Band D**

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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