



BRITISH  
PROPERTY  
AWARDS

2017 - 2019

★★★★★

GOLD WINNER

ESTATE AGENT  
IN GL17-20

**Tewkesbury**

**01684 293246**

**Engall  
Castle**

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## 34 East Street, Tewkesbury, GL20 5NR

Surprisingly light and spacious, this cottage is located conveniently within the heart of the town centre. Grade II Listed for the attractive front façade and street scene, a characterful front door leads into the house.

Internally the accommodation comprises of a lounge with log burner with a door leading into the kitchen.

The kitchen is fitted with a modern range of wall and base units with an integrated ceramic hob and oven. There is a glazed door out to the rear garden.

On the first floor there is a bedroom and the bathroom. The bathroom is lovely comprising of a roll top bath, separate shower cubicle, pedestal sink and low level wc.

There is a further double bedroom on the second floor.



The property has the benefit of gas central heating and double glazed windows at the rear of the house.

Outside the rear garden is designed with low maintenance in mind. There is a decked patio and a gate leading out to the front of the property. There is also a large summerhouse/shed which lends itself to being a great home office if needed.

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, 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

Lounge 13'2"x10'8"  
Kitchen 9'6"x7'8"

### First Floor

Bedroom 2 9'7"x7'9"  
Bathroom 14'8"x10'1"

### Second Floor

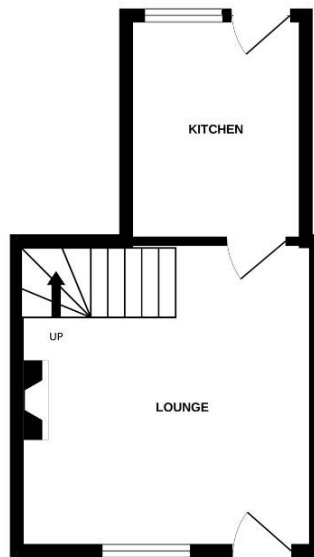
Bedroom 1 10'4"x10'3"

### Outside

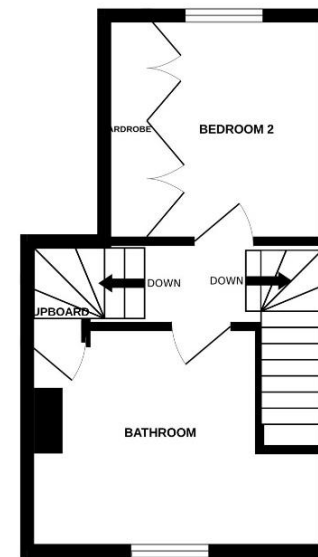
Garden Shed

**Tewkesbury Borough Council Tax Band B**

GROUND FLOOR



1ST FLOOR



2ND FLOOR



**Guide Price £195,000 Freehold**

**Viewing strictly by arrangement with Engall Castle Ltd**

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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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