



**Twynning**

**01684 293246**





## 32 Paxhill Lane, Twyning, Tewkesbury, GL20 6DU

This is a beautifully presented link detached bungalow, located within this ever popular village of Twyning.

On entering the property you will immediately gain a sense of how beautifully light this bungalow is with modern oak internal doors and upvc double glazed windows.

The entrance hall leads on the left into the lounge which has a modern electric coal effect fire.

Across the hall is the main bedroom with a modern fitted chest of drawers and window to the front. The bedroom at the rear has the advantage of a range of fitted wardrobes with a window overlooking the rear garden.

The kitchen/dining room at the back of the bungalow is again beautifully light with the kitchen area fitted with a range of modern wall and base units with integrated induction hob with extractor over, an electric oven and a microwave combination oven, dishwasher and washer/drier.

There is a stable door opening out into the garden and in the dining area there is a television attached to the wall with discreet wiring.

Completing the accommodation is a modern shower room fitted with a shower cubicle, wall hung wash basin and low level wc.



The bungalow has the benefit a combination boiler serving the oil fired central heating system.

Outside the rear garden is designed with low maintenance in mind, with attractive paving, gravel areas and planted borders.

There is a garden shed and gated side access to the front garden which, being an end plot is wide and large and is laid to lawn.

The garage attached to the side of the property links to the neighbouring garage and benefits from power and light and a personal door to the rear garden. There is driveway parking for several vehicles.

Twyning is a popular village benefitting from excellent village amenities which include a pretty village green, post office, shop, two public houses, primary school, community & recreational centre with excellent facilities including flood lit tennis courts.

Situated approximately half a mile from Junction 1 of the M50, it offers excellent commuter links. Approximate distances:

|            |    |            |     |
|------------|----|------------|-----|
| Tewkesbury | 3  | Birmingham | 40  |
| Cheltenham | 17 | Bristol    | 53  |
| Gloucester | 20 | London     | 120 |
| Worcester  | 14 |            |     |



### Ground Floor

|                     |              |
|---------------------|--------------|
| Lounge              | 17'5"x10'2"  |
| Kitchen/Dining room | 18'5"x8'11"  |
| Bedroom 1           | 11'11"x9'11" |
| Bedroom 2           | 9'2"x7'6"    |
| Shower Room         | 6'6"x5'6"    |

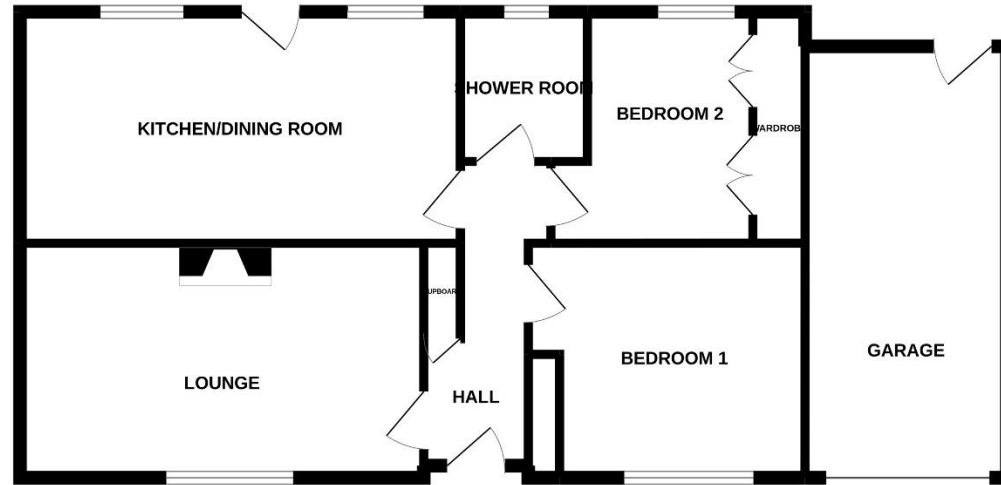
### Outside

Garage  
Garden Shed

### Services:

Oil Fired Central Heating  
Mains drainage

**Tewkesbury Borough 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.



**Guide Price £365,000**

Viewing strictly by arrangement with Engall Castle Ltd  
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| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         | 89   B    |
| 69-80                    | C             |         |           |
| 55-68                    | D             | 61   D  |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |



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