



BRITISH  
PROPERTY  
AWARDS  
2017 - 2019  
★★★★★  
GOLD WINNER

ESTATE AGENT  
IN GL17-20

**Tewkesbury**

**01684 293246**

**Engall  
Castle  
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### 3 Newland Place, Tewkesbury, GL20 5QR

This is a spacious solid home that really does pack a punch!

From the moment you enter the property you will undoubtedly get a sense of space and light. A small entrance hall leads into the open plan lounge/dining room creating a great entertaining space with an attractive fireplace with wood surround.

A door leads through to the galley kitchen which is fitted with a range of modern wall and base units with worktops over. There is space and plumbing for a washing machine and gas cooker.

From the kitchen a door leads out to the courtyard which provides excellent space for a bistro table and bin storage with gated access via a pathway to the front of the property.

On the first floor there is a large double bedroom and a family bathroom which has the advantage of panel bath with shower over, low level wc and pedestal wash basin.



On the second floor there are two further double bedrooms.

Outside at the front of the property there is a small low maintenance gated garden.

Newland Place is located at the end of Barton Road providing excellent and convenient access to the town centre and its wide range of amenities, which include The Roses Theatre, newly built Devereux Medical centre and hospital; supermarkets, schools, and leisure centres.

Tewkesbury also benefits from excellent transport links being on the M5 J9; within 1 mile of Ashchurch Train Station; a daily coach link with London and local bus links to neighbouring towns and cities.

### Ground Floor

Lounge 12'2"x10'5"  
Dining Area 10'4"x9'4"  
Kitchen 12'3"x5'11"

### First Floor

Bedroom 1 12'3"x10'5"  
Family Bathroom 9'6"x7'5"

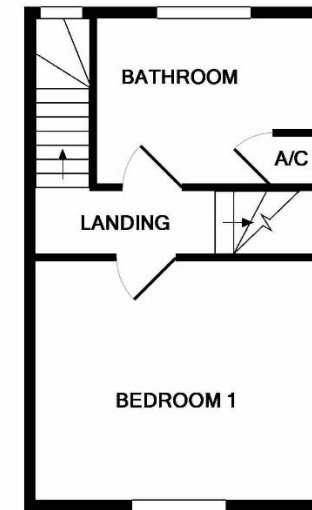
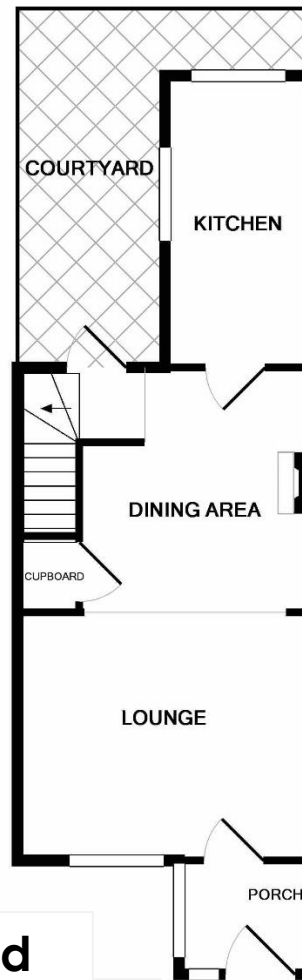
### Second Floor

Bedroom 2 12'1"x10'7"(max)  
Bedroom 3 12'6"x10'5"(max)

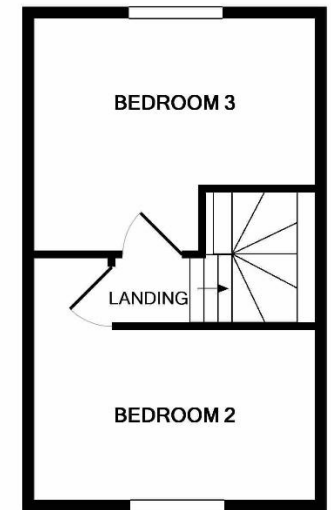
### Outside

Small Courtyard with gated access to the front

Tewkesbury Borough Council Tax Band B



1ST FLOOR



2ND FLOOR

3RD FLOOR

**Guide Price £170,000 Freehold**

Viewing strictly by arrangement with Engall Castle Ltd

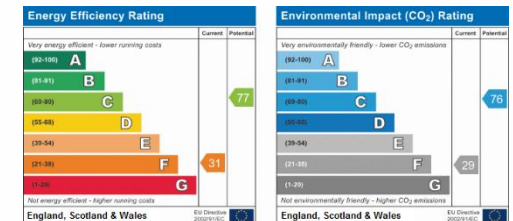
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This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.



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