



**Twixtbears**

**01684 293246**





## 8 Twixtbears, Tewkesbury, GL20 5BT

Always popular for their versatile layout and accommodation, combined with their great location being within easy walking distance of the town centre, this modern town house is lovely.

The accommodation briefly comprises on the ground floor of an entrance hall which leads to a lovely garden/sitting room with patio doors out to the garden and adjacent a useful utility/laundry room.

Completing the accommodation on the ground floor is a guest wc.

On the first floor there is a lounge with two large windows creating a delightfully light room overlooking the garden. To the front of the property there is a kitchen/dining room. The kitchen area is fitted with a range of wall and base units.

On the second floor there are three bedrooms and a good sized family bathroom. The bathroom comprises of a corner bath with shower over, vanity unit with inset wash basin and low level wc. In addition there is a large useful walk in storage cupboard.



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

The rear garden is attractively laid out with a lawn, patio area, planted borders and has the benefit of gated rear access.

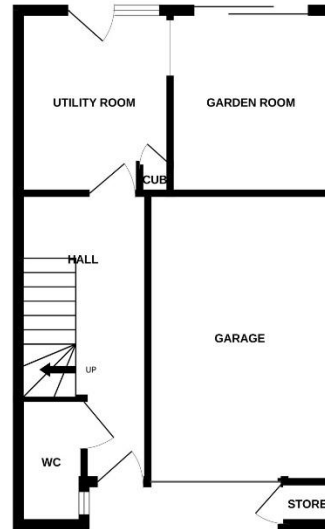
At the front there is driveway parking in front of the garage, gravel area for pots and access to a useful meter and store cupboard.

Twixtbears is an extremely convenient location offering easy walking to the High Street and town centre.

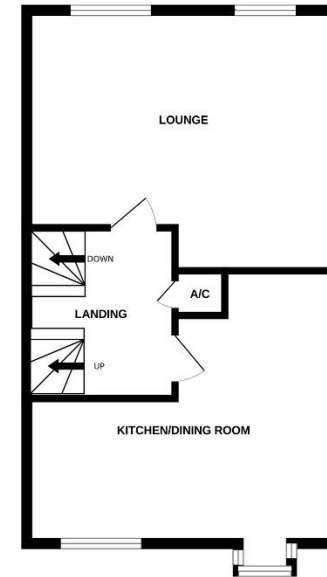
Tewkesbury itself is a popular Tudor Abbey town with a wealth of leisure, health, and education facilities including hospital, theatre, leisure centre, and eateries all within easy walking distance of Twixtbears.

Centrally situated between Cheltenham, Worcester, Gloucester and Evesham it is an excellent commuting base, with Birmingham and other major cities made easy with the motorway and rail networks readily accessible.

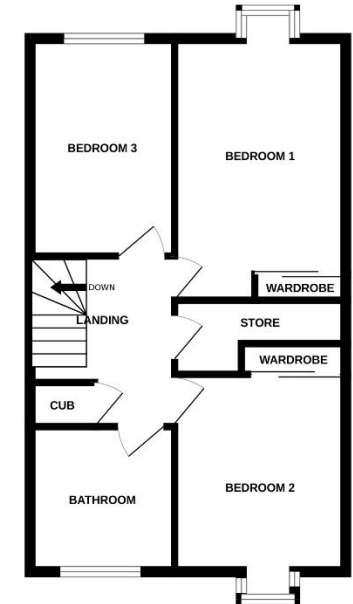
GROUND FLOOR



1ST FLOOR



2ND FLOOR



## Ground Floor

Garden Room 9'8"x8'8"  
 Utility room 11'7"x7'11"  
 WC

## First Floor

Lounge 17'x16'2 max(11'7" min)  
 Kitchen/dining room 16'10"x14'6" max

## Second Floor

Bedroom 1 12'11"x9'1"  
 Bedroom 2 11'x9'1"  
 Bedroom 3 11'7"x7'7"  
 Bathroom 7'9"x7'5"

## Outside

Garage

Tewkesbury Borough Council Tax Band D



**Guide Price £325,000 Freehold**

Viewing strictly by arrangement with Engall Castle Ltd

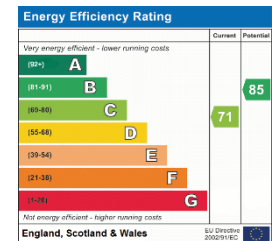
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This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.

## Agents Note

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