



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

ESTATE AGENT  
IN GL17-20

**Tewkesbury**

**01684 293246**

**Engall  
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## 9 Union Place, Tewkesbury, GL20 5RE

Quite delightful – are words that describe this property. As you walk across the driveway that provides ample parking for two cars you will not fail to smile when you open the garden gate.

Both front and rear gardens have been thoughtfully designed and planted, to create perfect spaces to relax and enjoy. At the rear is a pretty summerhouse and at the front a large useful shed/workshop. Gated side access links the two and provides an extra storage area.

Inside the house is as pretty, beautifully presented throughout with a modern kitchen/breakfast room with wood worktops and a range of wall and base units with integrated gas hob and electric oven.

On the first floor there is a double bedroom and family bathroom, fitted with a white suite consisting of a panel bath with shower over, low level wc and pedestal wash basin. On the second floor are two further double bedrooms.



Throughout the house benefits from gas central heating and upvc double glazed windows and doors.

Tucked away within a quiet location in the heart of the town centre it is conveniently positioned for easy access to all the towns excellent amenities and having the advantage of parking is a real premium for this town centre end terrace house.

Tewkesbury itself is located on Junction 9 of the M5 motorway making it an excellent commuter base.

Approximate Distances:

Cheltenham 13 miles;  
Gloucester 15 miles  
Worcester 17 miles

Birmingham 42 miles  
London 128 miles

## Ground Floor

Living Room 12'6" x 10'6"  
 Kitchen/ Breakfast Room 12'6" x 9' (max)

## First Floor

Bedroom 1 12'6" x 10'6"  
 Bathroom

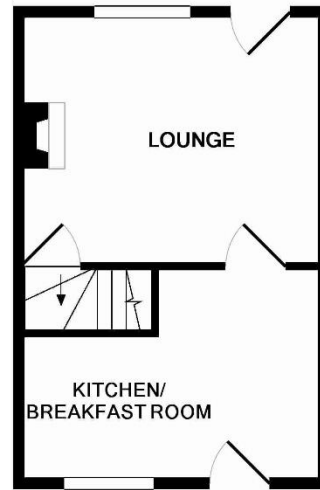
## Second Floor

Bedroom 2 11' x 9'4"  
 Bedroom 3 10'8" x 9'3"

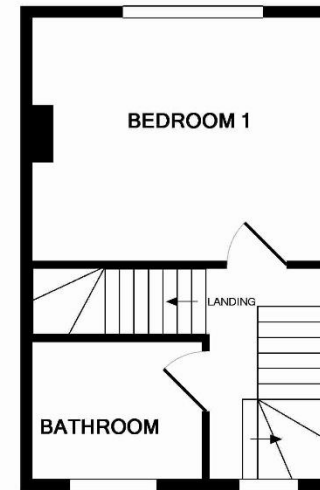
## Outside

Large garden shed/workshop  
 Summerhouse  
 Ornamental pond  
 Gated side and rear access  
 Driveway parking

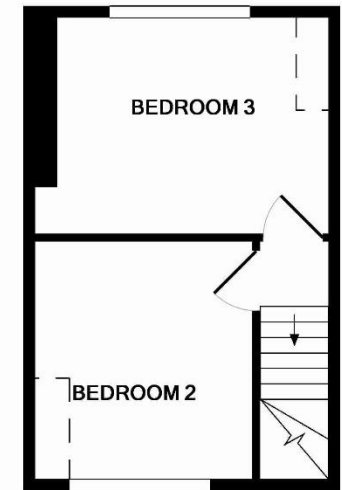
**Tewkesbury Borough Council Tax Band B**



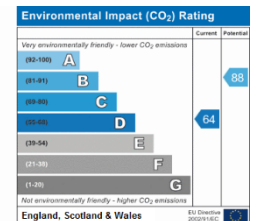
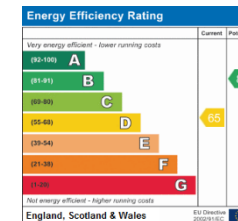
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 £280,000**

Viewing strictly by arrangement with Engall Castle Ltd  
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