



Tewkesbury

01684 293246



28 Chance Street, Tewkesbury, GL20 5RF

A lovely townhouse dating back to 1871 which has been sympathetically extended and updated to provide modern and spacious accommodation.

The accommodation briefly comprises on the ground floor of a lounge benefiting from a log burner style gas fire, and a door leading through to the inner hallway and then on through to the extended kitchen/dining room.

The kitchen is fitted with a range of wall and base units and has a door giving access to the rear garden.

On the first floor there is a large main bedroom and family bathroom. The bedroom has a fitted wardrobe and the bathroom is fitted with a panel bath with shower over, vanity unit with modern wash basin and low level wc.

There are two further bedrooms on the second floor.



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

Outside there rear garden has been designed with low maintenance in mind. There are some mature planted shrubs, a garden shed and paved to create the perfect outdoor retreat.

Located within the town centre and its wealth of shops, eateries, leisure facilities, The Roses Theatre, a newly built hospital and medical centre, minutes of your door, 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

1ST FLOOR

2ND FLOOR

Ground Floor

Lounge 12'8"x11'7"
 Kitchen 13'9"x11'6"

First floor

Bedroom 1 12'9"x11'8"
 Bathroom 8'6"x7'

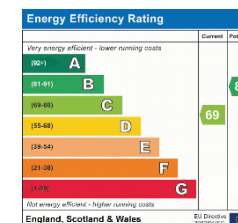
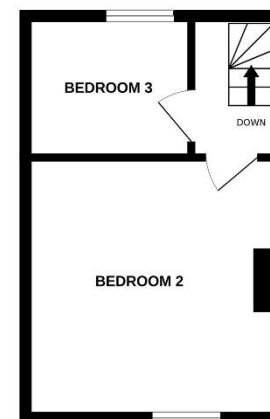
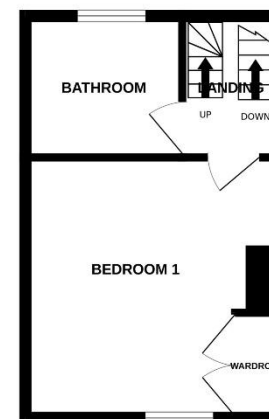
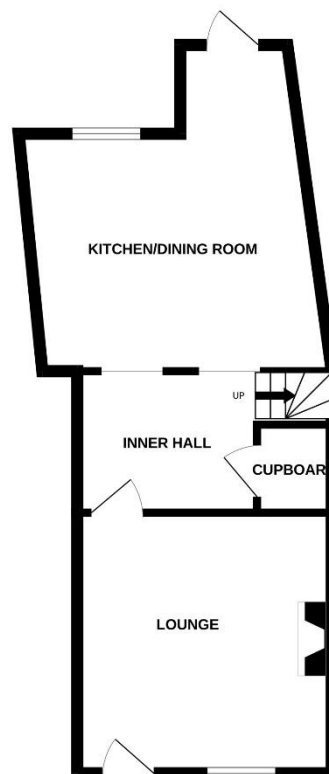
Second Floor

Bedroom 2 12'10"x11'10"
 Bedroom 3 7'x8'6"

Outside

Garden Shed

Tewkesbury Borough Council Tax Band C



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 £275,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
 155 High Street Tewkesbury Gloucestershire GL20 5JP
 Office hours: Mon – Fri 9am to 5.30pm, Sat 9am to 2pm
 email: sales@engallcastle.com

01684 293 246
www.engallcastle.com

**Agents Note**

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services equipment, fittings or central heating systems have not been tested and no warranty is given or implied by Engall Castle Ltd that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures and fittings or other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and should not be relied upon for the purposes of fitting carpets or furniture etc. These property details and all statements within this document are provided without responsibility on behalf of Engall Castle Ltd or its employees or representatives and should not be relied on as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.

