



Malvern Chase

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47 Hawser Road, Malvern Chase, Tewkesbury, GL20 7FA

Built within the last 10 years and benefitting from some of the remaining NHBC Warranty, this modern detached home not only enjoys a glorious outlook and views, but a low energy rating of B, helping to ensure it is energy efficient and warm.

The accommodation briefly comprises of a welcoming hallway with the dual aspect lounge to the right. The lounge has large picture windows to the front which take full advantage of the far reaching views. Patio doors lead out to the rear garden. To the left of the hall there is a large triple aspect kitchen/dining room again taking advantage of the views, and creating a spacious and light room.

The kitchen is fitted with a range of modern wall and base units with an integrated gas hob, electric oven and extractor over.

An archway leads through to a useful utility room which also benefits from fitted base units and has space and plumbing for a washing machine. A door leads out to the rear garden.

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



On the first floor there are three double bedrooms and a family bathroom. The main bedroom has the advantage of an ensuite, and both bedroom 1 and 2 have full height windows to take full advantage of the views.

Outside the rear garden is a good size and has a wilding theme to encourage wildlife and insects. There is a useful garden shed and gated side access to the drive which provides ample off road parking.

The property has the benefit of gas central heating and upvc double glazing.

This is a Freehold property. A contribution is made to a Managing Agent for the upkeep, maintenance and drainage of the communal and shared areas of this small development including access roads. Currently this is £246.16 per year.

Located within easy walking distance of local convenience stores, primary school, the town centre and local bus links the wealth of excellent amenities within Tewkesbury are accessible.

Tewkesbury is a popular Tudor Abbey town with a wealth of leisure, health, and education facilities including hospital, theatre, swimming pool and sports centre all within easy walking distance of Mitton.

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

Lounge	19'4"x10'5"
Kitchen/Dining Room	19'4"x8'11"
Utility Room	5'8"x5'2"
Guest wc	

First Floor

Bedroom 1	13'(max)x9'10"
Ensuite	
Bedroom 2	11'5"x10'7"
Bedroom 3	7'10"x7'8"
Bathroom	8'7"x5'

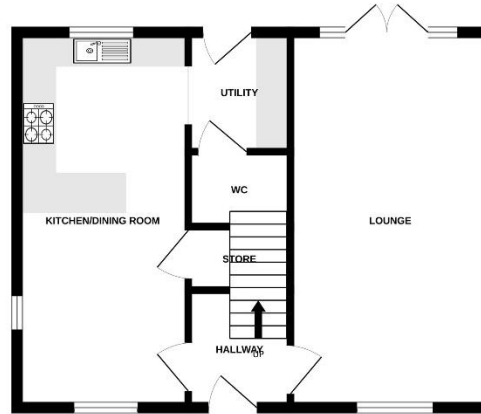
Outside

Rear Garden with gated side access
Garden Shed
Driveway Parking

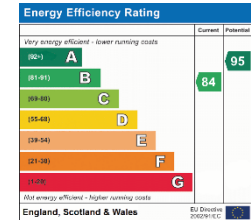
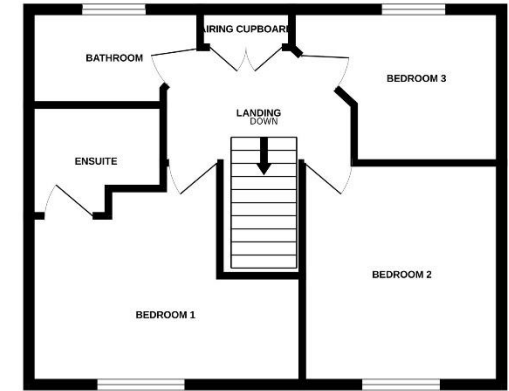
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Tewkesbury Borough Council Tax Band D

GROUND FLOOR



1ST 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 £365,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
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