



Mitton

01684 293246

**Engall
Castle**
.com

19 Digby Drive, Mitton, Tewkesbury, GL20 8AJ

Located within the ever popular area of Mitton, this extended semi detached home offers space and a good size private rear garden.

Briefly the accommodation comprises of a welcoming entrance hall leading on the right into a lounge with large picture window overlooking the front garden. There is an attractive fire surround housing an inset gas fire.

At the rear of the property is the kitchen/dining room with patio doors leading out to the garden from the dining area. The kitchen is fitted with a range of wall and base units with an integrated gas hob, electric oven and extractor. A door from the kitchen leads into the garage to the side.

Completing the accommodation on the ground floor is a wc.

On the first floor there are 4 bedrooms and main bathroom. In addition there is a study/dressing room which could easily serve as an occasional bedroom or cot room if required.

The bathroom is fitted with a panel bath, pedestal wash basin and low level wc.



Outside the garden is planted with mature trees and borders around a raised lawn. There is a patio area and a personal door from the garden into the garage.

At the front of the property there is a block paved driveway providing off road parking and access into the double tandem garage.

The garage has power, light and plumbing and gives access into the kitchen, garden and to the ground floor wc.

Mitton is a popular residential area of Tewkesbury having the advantage of its proximity to the town centre, its own small parade of shops, and easy walking access to both primary and senior schools.

Tewkesbury itself is a popular Tudor town with a wealth of shops, education, leisure and health facilities, including a theatre, swimming pool, sailing club and local hospital. Centrally located between Cheltenham, Gloucester and Worcester it is an ideal base for commuters.

Ground Floor

Lounge 13'5" x 11'11"
Kitchen/dining room 17'11" x 10'1"
WC

First Floor

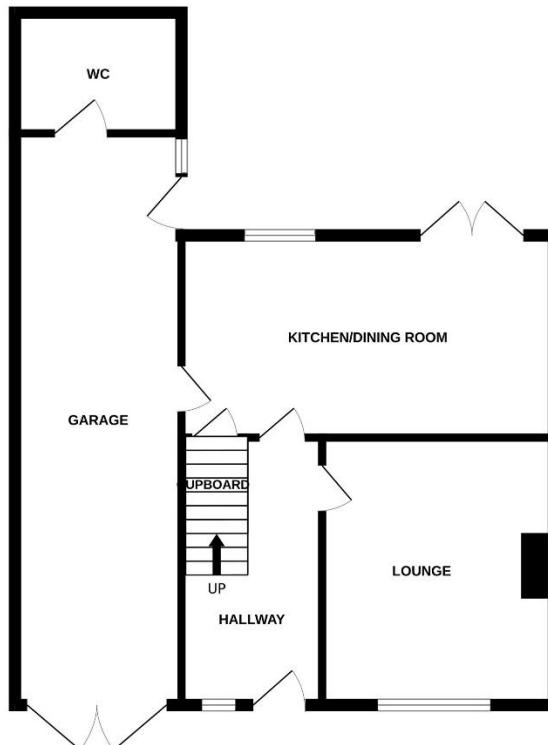
Bedroom 1 12'9" x 9'9"
Bedroom 2 11'1" x 10'1"
Bedroom 3 12'1" x 7'
Bedroom 4 8'8" x 6'
Study/dressing room 6'11" x 4'3" max
Bathroom

Outside

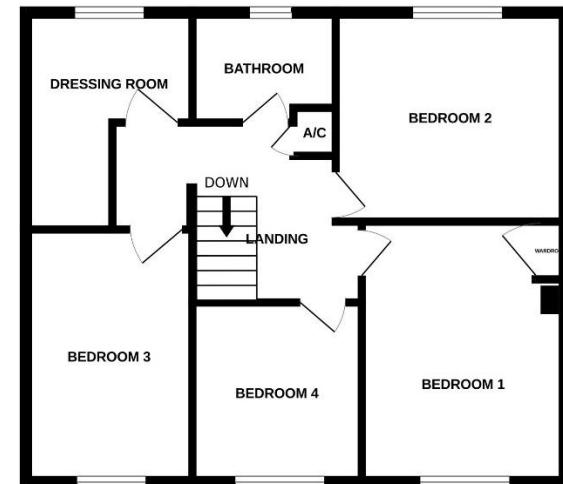
Tandem double garage 33'1" x 7'1"

Tewkesbury Borough Council Tax Band C

GROUND FLOOR



1ST FLOOR



Guide Price £355,000 Freehold

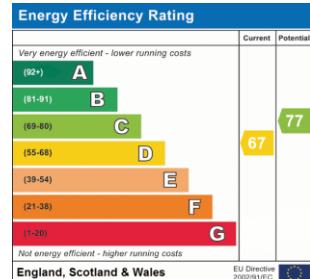
Viewing strictly by arrangement with Engall Castle Ltd
155 High Street Tewkesbury Gloucestershire GL20 5JP
Office hours: Mon – Fri 9am to 5.30pm, Sat 9am to 2pm
email: sales@engallcastle.com

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.



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.

