



BRITISH
PROPERTY
AWARDS

2017 - 2019
★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Kemerton

01684 293246

**Engall
Castle**
.com

2 Bayliss Road, Kemerton, GL20 7JH

Having been occupied by the same family for many years this semi-detached property has been meticulously maintained and presents as a beautiful home.

A welcoming porch leads into the entrance hall and leads to the dual aspect lounge to the left. The lounge has the benefit of a modern inset electric fire and patio doors leading out to the garden.

To the right of the hall is the dining room. Bi-fold doors open into the kitchen which is fitted with a range of modern wall and base units with an integrated dishwasher and freestanding cooker. The kitchen has the advantage of linking to the lounge providing a good flow to the ground floor accommodation.

Completing the accommodation on the ground floor is a utility room and wc/shower room.

This home has the advantage of gas fired central heating and upvc double glazed windows and doors.



On the first floor there are three good sized bedrooms and the main bathroom. All three bedrooms have the benefit of fitted wardrobes and on the landing is an airing cupboard.

Outside the rear garden is delightful, backing onto open fields with views to Bredon Hill and across to the Malvern Hills in the distance.

The garden is laid predominantly to lawn with large patio area, mature planted borders, greenhouse, shed and side access to the front of the property.

At the front there is ample parking on the gated gravel drive.

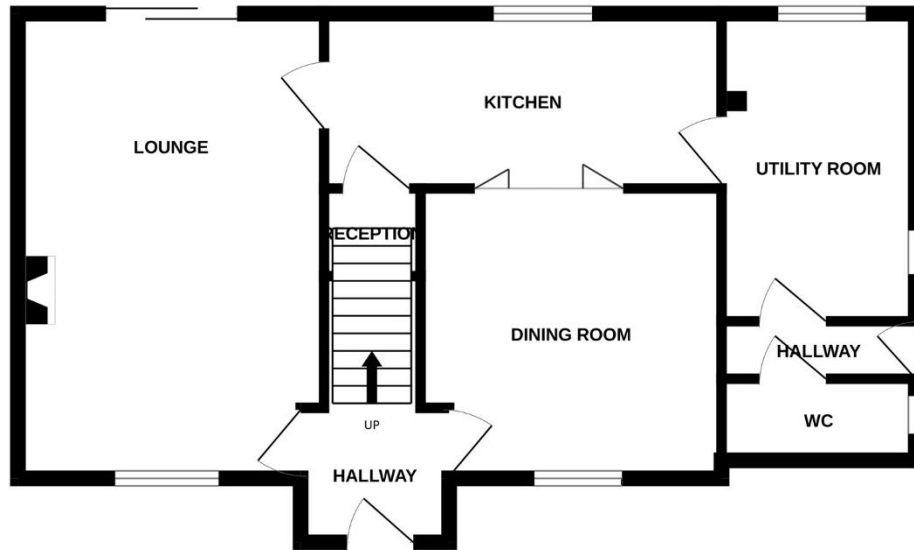
Kemerton is a village within an area designated of Outstanding Natural Beauty and with the benefit of a local pub, coffee house, church and village hall.

Approx distances (miles):

Tewkesbury 5;	Cheltenham 16;	Birmingham 45;
Evesham 12;	Worcester 20;	London 123



GROUND 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.

Wychavon District Council Tax Band C

Guide Price £425,000 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

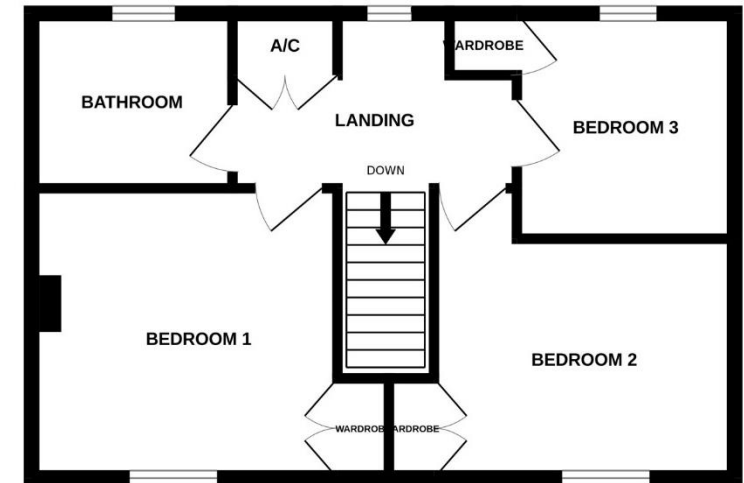
email: sales@engallcastle.com

01684 293 246

www.engallcastle.com



1ST FLOOR



Ground Floor

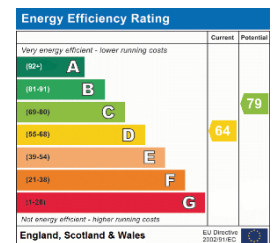
Lounge	17'5"x9'10"
Dining room	11'5"x10'5"
Kitchen	14'10"x6'7"
Utility Room	12'x7'3"
Guest wc	

First Floor

Bedroom 1	11'8"x10'4"
Bedroom 2	11'6"x9'
Bedroom 3	8'5"x8'2"
Bathroom	7'5"x5'6"

Outside

Greenhouse



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.

