



BRITISH
PROPERTY
AWARDS

2017 - 2019

★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Newtown

01684 293246

**Engall
Castle**

.com

61 Churchill Grove, Newtown, Tewkesbury, GL20 8EN

This is a lovely traditional semi-detached home that has been lovingly updated and presented to a high standard.

The pretty front garden greets you as you approach this home which is attractively landscaped with lawn and mature borders and with the advantage of no passing vehicles, makes this a lovely space to enjoy. Inside the accommodation briefly comprises of a lounge with log burner and large picture window. At the rear there is a modern kitchen/dining room with patio doors leading off the dining area into a good sized conservatory.

The kitchen is fitted with a range of modern wall and base units with an integrated fridge and freezer.

Upstairs on the first floor there are three good sized bedrooms and family bathroom. The bathroom is fitted with a white suite comprising of a panel bath with shower over, pedestal wash basin and low level wc.

The property has the advantage of a gas fired condensing boiler fitted and double glazed windows and doors.



Outside the rear garden is beautifully landscaped with patio areas, raised beds, planted borders and has the advantage of gated side access to the front. It also has a gate at the rear providing access to the garage and parking.

The garage has the advantage of power, light, window and a personal door leading into the garden.

Newtown is a popular residential area with convenience store, primary and senior schools, leisure centre and easy access into the town centre with regular bus links, and pedestrian and cycle paths.

Tewkesbury itself is centrally located between Cheltenham, Gloucester and Worcester with easy access to the motorway and rail network. It has a range of amenities including hospital, leisure centre, theatre, restaurants, together with a range of shops and sports facilities.

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

Ground Floor

Lounge	13'6"x10'9"
Kitchen/Dining room	18'3"x9'11"
Conservatory	10'1"x10'

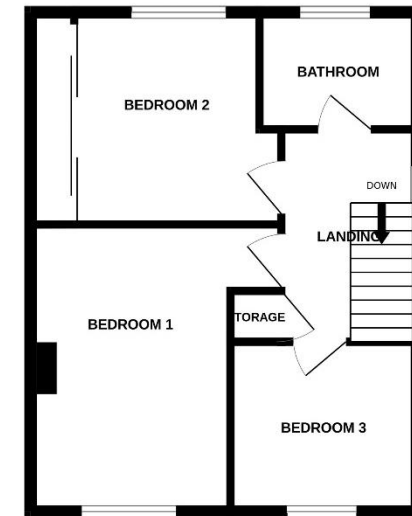
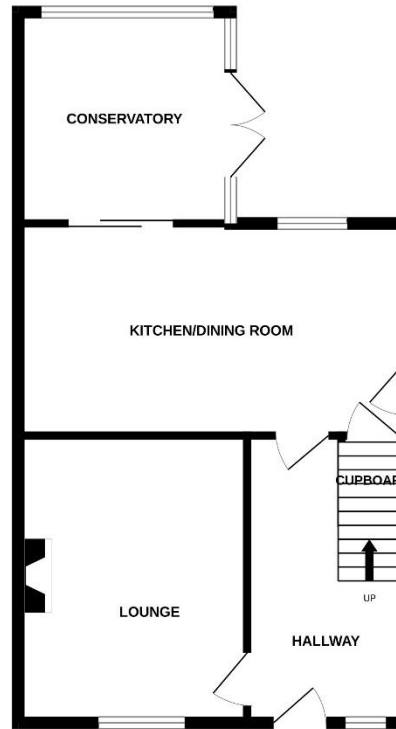
First Floor

Bedroom 1	13'8"x9'5"(max)
Bedroom 2	9'11"x9'4"
Bedroom 3	8'8"x8'1"
Bathroom	

Outside

Garage
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 £300,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
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