



Mitton

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48 Bramley Road, Mitton, Tewkesbury, GL20 8AQ

Ready to move straight into, this light and spacious home is within the popular residential area of Mitton. Built in the 1960s it benefits from solid internal walls and large picture windows synonymous with the era of build.

The lounge has been opened up to give a great open plan space through to the dining area, with double doors opening into the kitchen/breakfast room creating excellent entertaining space.

The modern kitchen/breakfast room is fitted with a range of wall and base units with an integrated induction hob, electric oven, fridge, freezer and dishwasher. Patio doors lead out to the garden, where a covered patio creates the perfect al fresco dining space.

Off the kitchen is a useful utility room with space and plumbing for a washing machine. Doors lead into the garage and out to the rear garden.

Completing the accommodation on the ground floor is a modern bathroom with shower over the bath, vanity unit with inset wash basin and low level wc.

On the first floor there are three good sized bedrooms and a wc.



Outside the rear garden is attractive with lawn, outdoor room patio area, potting shed, greenhouse, raised beds for vegetables and planted borders.

At the front the low maintenance garden and block paved driveway provides ample off road parking and access to the garage. The garage has power and light and a door leading into the utility room.

Mitton is a popular residential area with a small range of convenience shops and primary school all within easy walking distance of the property. Located on the edge of Tewkesbury town centre, it has the convenience of being within walking distance of its extensive range of amenities and benefits from good local transport services, and being within a mile from Junction 9 M5 and rail station, it is an ideal commuter base.

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/Dining Room 22'10"x11'5"
 Kitchen/Breakfast Room 16'3"x9'
 Bathroom 7'3"x5'8"
 Utility Room 8'11"x6'10"

First Floor

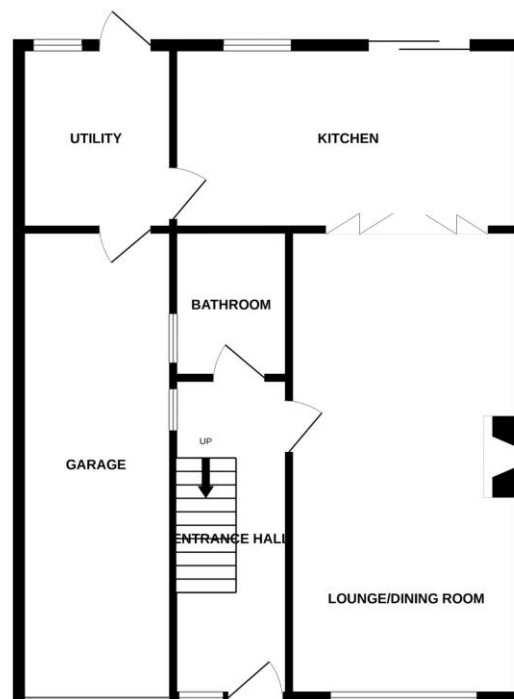
Bedroom 1 11'9"x9'10"
 Bedroom 2 12'10"x9'2"
 Bedroom 3 9'10"x8'1"
 WC

Outside

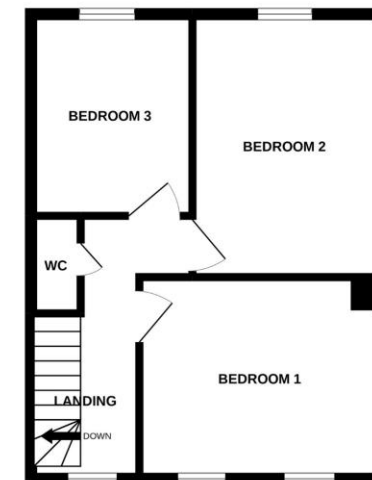
Single Garage
 Potting Shed
 Greenhouse
 Gazebo

Tewkesbury Borough Council Tax Band C

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 £315,000

Viewing strictly by arrangement with Engall Castle Ltd
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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