



Twixtbears

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39 Twixtbears, Bredon Road, Tewkesbury, GL20 5BT

This is a beautifully presented town house situated in the highly desirable area of Twixtbears offering spacious and versatile accommodation.

A welcoming hallway leads to a spacious utility room which is fitted with wall and base units with stainless steel sink and plumbing for a washing machine. The gas fired combination boiler is also located here. An archway leads through to a lovely family room with patio doors leading out to the garden and this room offers great space as a home office too.

There is the advantage of access from the family room into the integral garage.

Off the hallway is a useful wc, coats cupboard and storage area.

On the first floor overlooking the front garden there is a modern kitchen/dining room which is fitted with a range of wall and base units with an integrated electric oven and electric hob. An attractive box bay window which faces southwest lets in the sunshine and creates a beautifully light room with ample space for a dining table.

To the rear of this floor is a dual aspect L shaped lounge with ornamental fireplace. Also on this floor there is a modern bathroom consisting of a p shaped bath fitted with shower over, pedestal wash basin and low level wc.



On the second floor there are 4 good sized bedrooms and a modern shower room which is fitted with a walk in shower, vanity unit with inset wash basin and wc.

Outside the rear garden is designed with low maintenance in mind with gated rear access and patio areas. At the front there is a driveway providing ample off road parking and access to the single garage which has the benefit of power and light.

Twixtbears is an extremely convenient location offering easy walking to the High Street and town centre.

Tewkesbury itself is a popular Tudor Abbey town with a wealth of leisure, health, and education facilities including hospital, theatre, leisure centre, and eateries all within easy walking distance of Twixtbears.

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

Family Room 11'11"x9'2"
 Utility Room 11'7"x7'6"
 Downstairs wc

First Floor

Lounge 16'11" x 13'11" (max)
 Kitchen/Breakfast Rm 14'8" x 9'(max)
 Bathroom 7'11"x7'4"

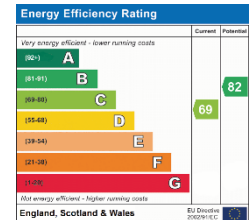
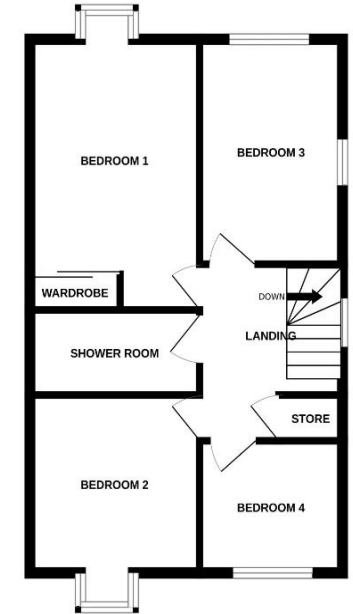
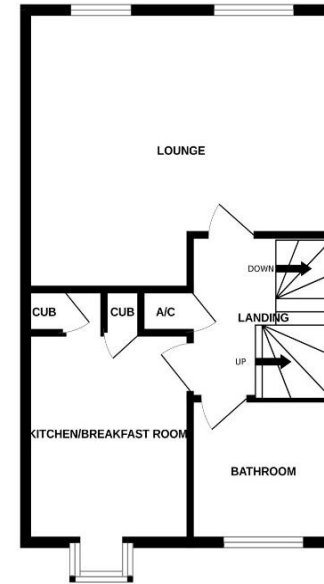
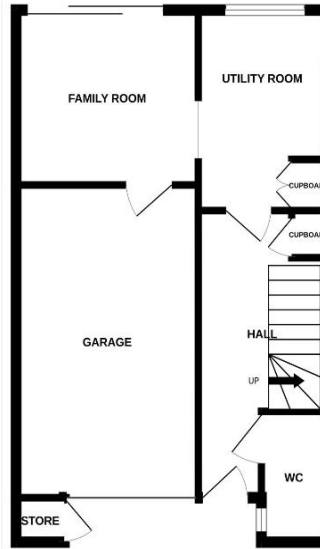
Second Floor

Bedroom 1 14'9"(max) x 9'2"
 Bedroom 2 11' x 9'2"
 Bedroom 3 11'7" x 7'6"
 Bedroom 4 8' x 7'6"
 Shower Room 9'2"x4'2"

Outside

Integral Single Garage 16'5"x9'2"

Tewkesbury Borough Council Tax Band D



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 £355,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
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