



BRITISH
PROPERTY
AWARDS
2017 - 2019
★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

King John's Court

01684 293246

**Engall
Castle**

.com

8 King John's Court, Tewkesbury, GL20 6EG

Beautifully presented throughout, this modern end terrace town house offers light and spacious accommodation.

Built in the mid-80s this stylish home is situated within easy level walking distance of the town centre with lovely views over the River Avon.

The accommodation briefly comprises of open plan living space with the lounge area benefitting from an attractive fire surround with inset electric fire. Sliding double doors lead through to the dining area which has a delightful Juliet balcony overlooking the River Avon.

The modern kitchen is fitted with a range of wall and base units with an integrated gas hob, electric double oven, extractor and dishwasher.

Completing the accommodation on the ground floor is a guest wc.

On the first floor there are two double bedrooms and the main shower room. The main bedroom has the benefit of an ensuite shower room and a range of fitted wardrobes. The second bedroom has a Juliet balcony providing lovely River Avon views.

The main shower room is fitted with a modern shower cubicle, pedestal wash basin, low level wc and fitted cupboard.



On the second floor there is a further dual aspect double bedroom with the advantage of a large wardrobe and further fitted cupboard.

The property has the benefit of gas fired central heating and UPVC double glazed windows.

Outside there is driveway parking and a single garage en bloc opposite the house and which has the benefit of power and light.

King John's Court is a private road with resident parking only and extra permits for parking are available for residents to purchase. Loveilt Landlease manage the private road and communal areas at an annual cost to each household of £120 per annum.

Located within easy walking distance of the town centre, countryside walks, excellent public transport links, and the motorway network less than 2 miles away it is the perfect central commuter base.

Tewkesbury itself has a wide range of excellent eateries, supermarkets, leisure & sports centres and shops.

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

Open Plan Living Room

Lounge Area	14'6"x11'4"
Dining Area	10'3"x10'1"
Kitchen	10'3"x7'5"

First Floor

Bedroom 1	11'11"x11'5" (max)
Ensuite	6'3"x6'2"
Bedroom 2	10'11"x10'1'
Shower room	7'8"x7'5"

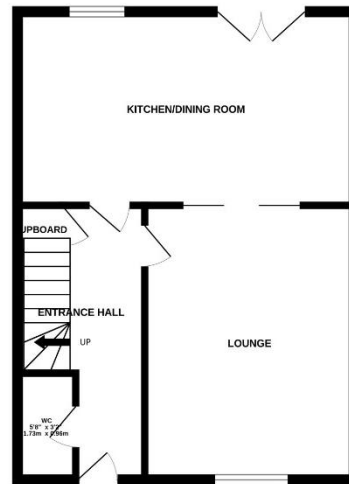
Second Floor

Bedroom 3	18'6"x11'10" (max)
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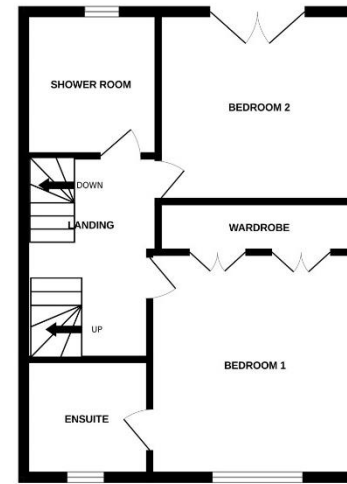
Outside

Garage en bloc with power and light

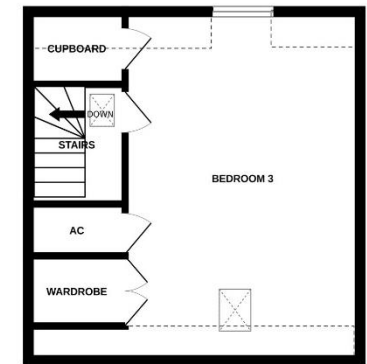
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Tewkesbury Borough Council Tax Band D



Guide Price £360,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (89-100)		
B (81-88)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	67	80

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.

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 upon as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.

