



Tewkesbury

01684 293246



10 Somerset Place, Priors Park, Tewkesbury, GL20 5HQ

Traditionally built in the late 1940s, this is a lovely detached home which has been lovingly cared for by the current owner for more than 40 years.

On the ground floor an entrance porch welcomes visitors through to the spacious inner hall.

A door from here leads into the lounge which has a large picture window overlooking the front garden and patio doors leading into the conservatory at the back – the perfect spot to enjoy the delightful garden. There is an attractive fire place with a coal effect gas fire.

Also off the hall is a door into the kitchen/dining room. The kitchen is fitted with a range of modern wall and base units with a dual fuel range style cooker with extractor over and an integrated fridge and slimline dishwasher.

A door from the kitchen leads into the useful utility room which is fitted with wall and base units. There is a walk in laundry cupboard with plumbing for a washing machine; and a further door gives access to the ground floor wc.

On the first floor there is a spacious landing with space for a desk. There are three bedrooms and a family bathroom. Both double bedrooms have the benefit of fitted with wardrobes.



The bathroom comprises of a panel bath with shower over, low level wc and pedestal wash basin.

The property benefits from a combination boiler serving the gas central heating system.

Outside the rear garden is lovely with patio, lawn, mature planted borders, gated side access on both sides of the property, a garden shed and an insulated workshop with the benefit of power and light.

At the front of the property there is a further small lawn and parking for two cars.

Located on the edge of Tewkesbury, Somerset Place is a quiet cul du sac within this established residential area of Tewkesbury. It is within easy reach of local amenities including supermarkets, bus routes, schools, country walks and the town centre with its wealth of excellent 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

Entrance Porch	5'7"x5'6"
Inner Hall	11'9"x5'8"
Lounge	17'1"x11'
Kitchen/Dining Room	17'1"x13' narrowing to 9'9"
Utility	9'8"x7'11"
Wc	

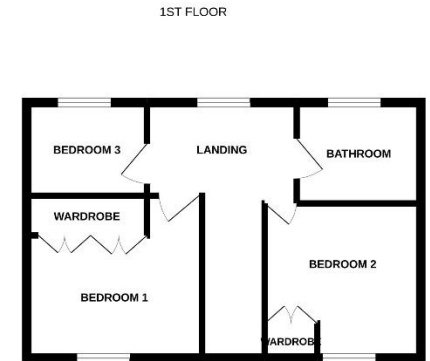
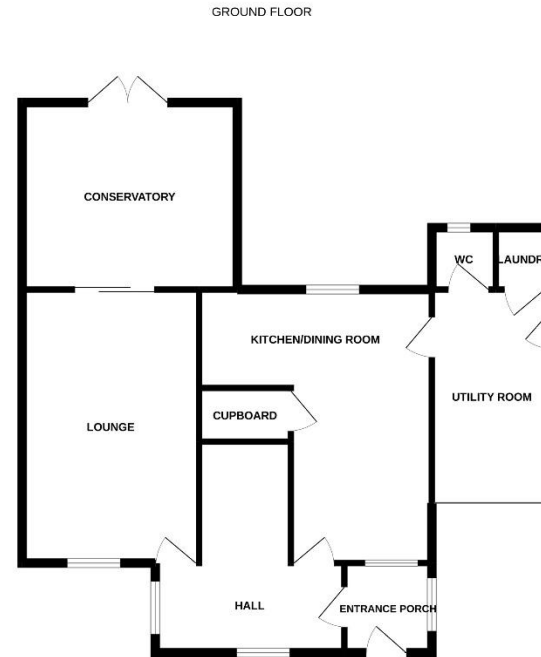
First Floor

Bedroom 1	10'11"x10'2"
Bedroom 2	9'9"x9'9"
Bedroom 3	7'6"x5'10"
Bathroom	9'9"x6'4"

Outside

Timber Workshop with power and light
Garden Shed
Driveway parking

Tewkesbury Borough Council Tax Band D



Guide Price £395,000

Viewing strictly by arrangement with Engall Castle Ltd
155 High Street Tewkesbury Gloucestershire GL20 5JP
Office hours: Mon – Fri 9am to 6pm, Sat 9am to 4pm
email: sales@engallcastle.com

01684 293 246
www.engallcastle.com



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

