BRITISH PROPERTY AWARDS 2017 - 2019 GOLD WINNER ESTATE AGENT IN GL17-20

Newtown

01684 293246

Engall Castle .com

16 Tretawn Gardens, Newtown, Tewkesbury, GL20 8EF

Presented in turnkey condition this is the closest purchase to a new build home you can get and with the benefit of no onward chain.

Recently extended and modernised throughout it offers beautifully light and contemporary styled living accommodation.

On the ground floor there is a separate lounge and a large open plan kitchen/dining/family room with bi fold doors opening onto a large decked patio area at the rear.

Off the kitchen is a useful utility/boot room with door out to the garden and which has a sink unit, together with plumbing and space for a washing machine. A door from the utility leads into the integral garage, which has the benefit of power and light.

Completing the accommodation on the ground floor is a wc.

On the first floor there are four bedrooms and a modern family bathroom. The main bedroom has the advantage of a modern ensuite shower room.

The modern bathroom is fitted with a white suite comprising of a panel bath with shower over, vanity unit with inset wash basin and low level wc.

The property has the benefit of upvc double glazing, a combination gas fired boiler serving the central heating and hot water, laminated flooring on the ground floor and new carpets on the first floor.

Outside the rear garden is attractively arranged with a large decked patio area, with gabion walls and raised flower beds with mature planting. There is a lawn area, and gated side access to the front of the property.

At the front there is driveway parking and access to the oversized garage which has the benefit of power and light.

Newtown is an established and popular area of Tewkesbury with a convenient store, close proximity to the town centre, and its wide range of excellent amenities

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	14'4"x10'7"
Open plan kitchen/dining/family room	21'4" (max)x20'
Utility Room	8'11"x7'10"
Wc	

First Floor

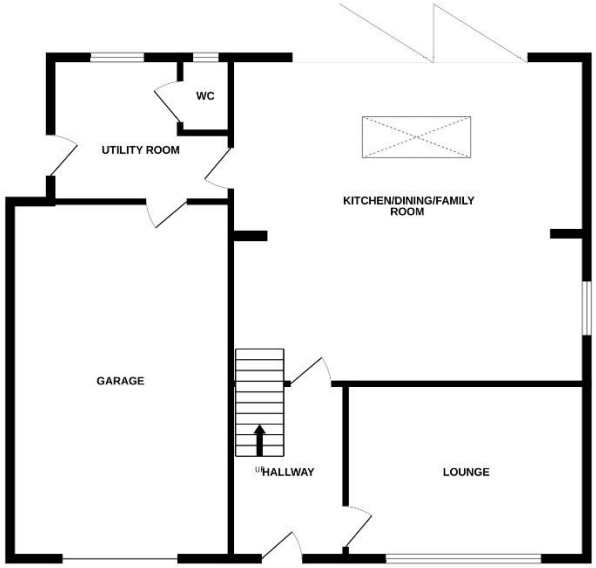
Bedroom 1	15'6"x13'5"
Ensuite	9'9"x4'10"
Bedroom 2	10'7"x9'8"
Bedroom 3	10'3"x9'1"
Bedroom 4	9'2"x7'4"
Bathroom	7'x5'10"

Outside

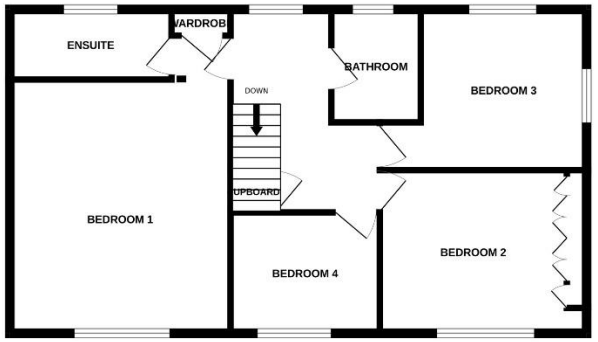
Garage	21'3"x13'7"

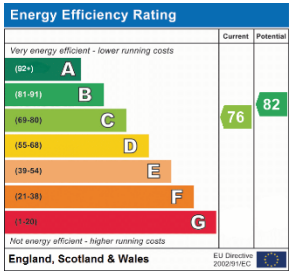
Tewkesbury Borough Council Tax Band D

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.

BRITISH PROPERTY AWARDS 2019 ★★★★★ GOLD WINNER ESTATE AGENT IN GL17-20

Guide Price £500,000 Freehold

This property is being sold with a Possessory Title

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

rightmove the UK's number one property site
OnTheMarket.com
The Property Ombudsman
tsi APPROVED CODE TRADINGSTANDARDS.UK

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.