

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



WONDERFULLY LOCATED IN THIS POPULAR VILLAGE AN EXTENDED THREE BEDROOM DETACHED BUNGALOW. ENCLOSED REAR GARDEN, SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT. EPC F

## Paxhill Lane- Guide Price £385,000

15 Paxhill Lane, Tewkesbury, Gloucestershire, GL20 6DU

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# 15 Paxhill Lane

## Location & Description

Twynning is a quintessential English village with two village inns, a convenience store, village hall and primary school for families with children. Located close to the junction 1 of the M50/M5 interchange for the commuter. The nearby market town of Tewkesbury is four miles distant, whilst the picturesque riverside town of Upton Upon Severn is also 4 miles away.

## Property Description

15 Paxhill Lane is a wonderfully positioned detached property which has been extended showing spacious living accommodation. The bungalow is set back behind an easy to maintain front garden that is laid to lawn. To the left of the plot is a driveway allowing for parking for a vehicle. The driveway gives access to an attached garage and paved area to the front door.

The accommodation comprises as follows:

### Entrance Hall

Ceiling light and door giving access into the garage. Door leading into:

### Hallway

Ceiling light, radiators, Worcester Thermostat and two built in storage cupboards including rails and shelving.

### Lounge 5.83m (18ft 10in) x 3.44m (11ft 1in)

Ceiling light and wall lights, radiators, electric fireplace with surround. Lovely spacious lounge with doors leading to the kitchen, conservatory and snug. Door to:

### Kitchen 5.01m (16ft 2in) x 2.48m (8ft)

Ceiling lights, loft access, newly fitted Worcester boiler, radiators, double glazed window with views onto the garden, wall, base and drawer units with work surface over, sink with drainer, integrated hob, oven and fridge and freezer. Space for washing machine and dishwasher. Door leading to shower room and side door giving access to the rear garden.

### Shower Room

Ceiling light, obscured double glazed window to the side, radiator, Shower with tiled walls, sink with tiled splash back and WC.

### Snug/Family Room 6.51m (21ft 0) x 2.42m (7ft 10in)

Spacious family room with ceiling lights, radiator, double glazed window facing the back garden, electric fireplace and double glazed sliding patio doors into the conservatory.

### Conservatory 2.99m (9ft 8in) x 3.13m (10ft 1in)

Built of brick and UPVC construction with a lovely view over the garden. Double glazed sliding door opening onto the garden with windows surrounding and electricity connected.

### Bedroom One 3.66m (11ft 10in) x 2.84m (9ft 2in)

Ceiling light, front facing double glazed window, radiator, built in wardrobe with sliding mirrored doors.







### **Bedroom Two 3.66m (11ft 10in) x 2.84m (9ft 2in)**

Ceiling light, loft access, front facing double glazed window, radiator, built in wardrobe with sliding mirrored doors.

### **Bedroom Three 2.51m (8ft 1in) x 1.68m (5ft 5in) Not Including Wardrobe**

Ceiling light and wall lights, side facing double glazed window, radiator, built in wardrobe with sliding mirrored doors.

### **Bathroom 2.51m (8ft 1in) x 1.68m (5ft 5in)**

Obscured double glazed window to the side, wash hand basin with built in vanity unit, WC, bath with shower over and tiled walls.

### **Outside**

As you come out of the conservatory there is a paved patio and lawned area, the patio takes you to a summer house and seating area, the LPG tank is to the side of the house enclosed by shrubs and next to the shed. Within the garden are a number of mature specimen trees and this is particularly the case to the perimeter.

The garden can be accessed down both sides of the property.

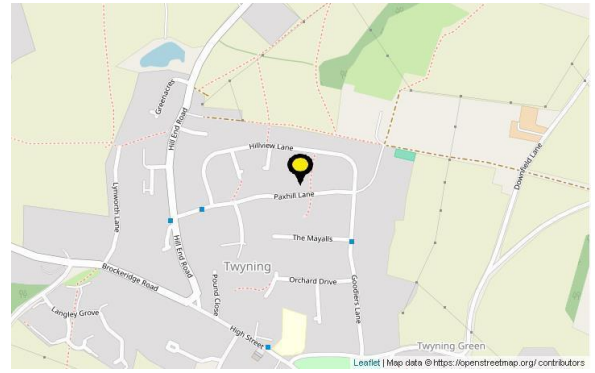
### **Garage 4.42m (14ft 3in) x 2.53m (8ft 2in)**

With up and over door, power and light, loft access and a door into the property.



## Directions

From our John Goodwin office in Upton Upon Severn go towards the roundabout, take the second turning over the bridge onto the A4104 towards the A38. At the roundabout take the third turning onto the A38 towards Tewkesbury. At the next roundabout take the first exit which will take you to the next roundabout where you will need to take the first exit and immediately take the first turning on the right hand side over the cattle grid onto Bockeridge Road. Continue along this road until you reach the village. At the village green keep to the left hand side and then take the second turning and first right turning into Paxhill Lane where the property can be found.



## Services

We have been advised that mains electric, water and drainage, LPG central heating with tank in rear garden. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Upton upon Severn Office, Tel: 01684 593125

## Council Tax

COUNCIL TAX BAND "D"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is (F).



### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



**Worcester Office**  
**01684 593125**  
**9 High Street, WR8 0HJ**

