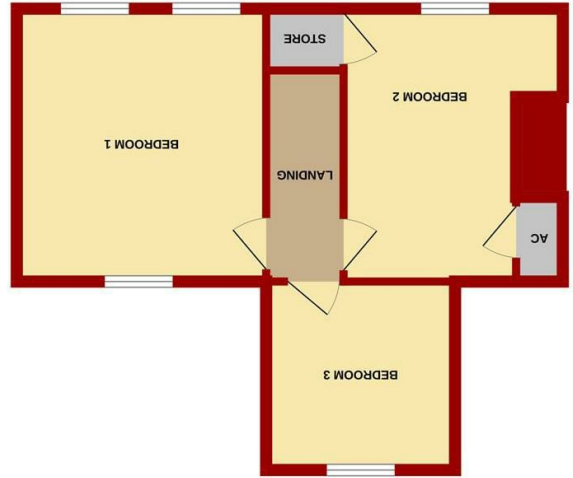
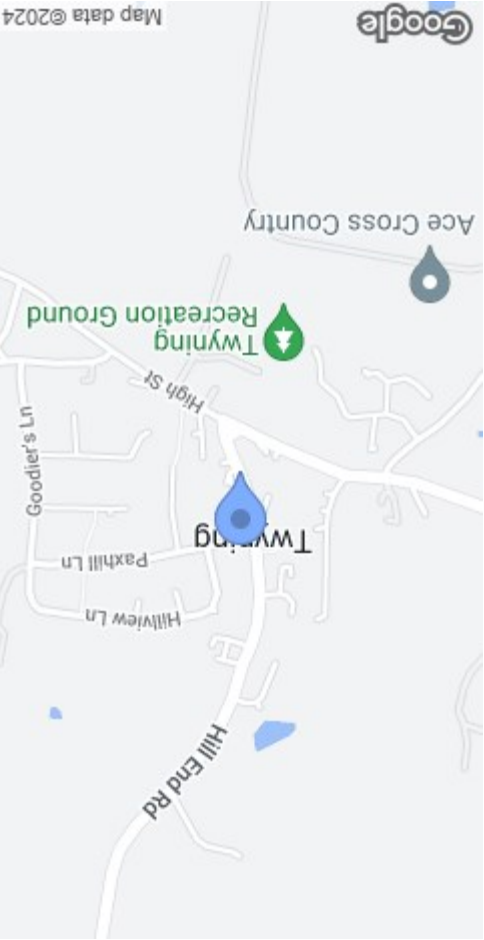




MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 G 44-47 48-49 50-54 55-59 60-64 65-69 70-74 75-79 80-83 84-88 89-92 93-95 96-98 99-100	 G 100-109 110-119 120-129 130-139 140-149 150-159 160-169 170-179 180-189 190-199 200-209 210-219 220-229 230-239 240-249 250-259 260-269 270-279 280-289 290-299 300-309



1ST FLOOR



GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024



Blueberry Hill Hillend Road  
 Tewkesbury GL20 6JL

**STEVE GOOCH**  
 ESTATE AGENTS | EST 1985

## Guide Price £245,000

A THREE DOUBLE BEDROOM DETACHED COTTAGE with GOOD SIZED REAR GARDENS measuring 80' x 50', AMPLE PARKING, ALL IN NEED OF EXTENSIVE MODERNISATION AND IMPROVEMENT, situated in a SOUGHT AFTER VILLAGE LOCATION.

Twynning is a large village approximately 3 miles from both Tewkesbury to the South and Upton-upon-Severn to the north. As its Old English name suggests, it is a 'place between the rivers', in this case, the Avon and Severn. In two parts, Church End, a conservation area, is the original village which features an 11th century church dedicated to St Mary Magdalene. It has two pubs, The Fleet at Twynning by the river and the Village Inn overlooking the village green. There is also a shop which houses a post office and a primary school of approximately 150 pupils. There is a popular recreational park in the village. There are also fishing lakes and various positions on the river for anglers.



Entrance via half glazed door into:

### LOUNGE

12'0 x 12'0 (3.66m x 3.66m)

Stone fireplace, tiled flooring, exposed timber, front aspect window. Opening through to:

### DINING ROOM

10'10 x 10'3 (3.30m x 3.12m)

Tiled flooring, fully glazed UPVC double glazed French doors to the private rear garden.

### INNER LOBBY

Pantry cupboard, understairs storage cupboard.

### KITCHEN

12'4 x 9'1 (3.76m x 2.77m)

Original fireplace, single drainer sink unit, mixer tap, cupboards under, exposed timbers, front and rear aspect windows. Door to:

### SIDE LOBBY

5'4 x 5'0 (1.63m x 1.52m)

Half glazed door to the front, tiled flooring, door to:

### UTILITY

9'1 x 5'6 (2.77m x 1.68m)

Belfast sink unit, side aspect windows, half glazed doors through to the rear garden.

### REAR HALLWAY

5'11 x 4'1 (1.80m x 1.24m)

Half glazed door through to the gardens. Door to:

### BATHROOM

Coloured suite with bath, tiled surround, pedestal wash hand basin, rear aspect frosted window.

### CLOAKROOM

Coloured suite with low-level WC, rear aspect frosted window.

FROM THE KITCHEN, AN EASY TREAD STAIRWAY GIVES ACCESS TO THE FIRST FLOOR.

### LANDING

### BEDROOM 1

13'3 x 12'8 (4.04m x 3.86m)

Front and rear aspect windows overlooking the gardens.

### BEDROOM 2

13'8 x 9'5 (4.17m x 2.87m)

Built-in cupboard over the stairs, useful recess for wardrobe, shelving etc, airing cupboard with hot water tank, front and rear aspect windows giving a private outlook over the gardens.

### BEDROOM 3

9'11 x 8'6 (3.02m x 2.59m)

Rear aspect window with a private outlook over the gardens.

### OUTSIDE

A pathway leads to the front door with a good sized front garden, various paved patio areas, flower borders. A side access leads through to a large rear garden with paved patio areas, outside light, steps up to further patio area, small pond, lawned area, various garden sheds, mature fruit trees, various borders, fencing surround. To the rear, a driveway leads through to a parking and turning area, suitable for the parking of several vehicles. The rear garden measures approximately 80' x 50' approximately.

### AUCTION NOTE FOR BUYERS

Traditional Online Auction Information:

Please note: this property is for sale by Traditional Online Auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price.

Fees:

On Exchange of contracts, the buyer must pay 10% towards the purchase price of the property. £1,400 of this 10% is charged immediately online, with the remainder payable by 12 p.m. the next business day.

There is an additional buyer premium of £3,000 (plus VAT) which will be charged immediately online.

Pricing Information:

The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Steve Gooch Estate Agents and Bamboo Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees.

### SERVICES

Mains water, electric and drainage.

Standard broadband is available at the property.

### WATER RATES

Severn Trent - to be confirmed.

### LOCAL AUTHORITY

Council Tax Band: E  
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

### TENURE

Freehold.

### VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

From Tewkesbury, proceed along the Mythe Road (A38) and turn right into Twynning. Proceed into the centre of the village until you see a road on your left signposted Hill End Road. Turn left here and proceed along for a short distance and the property will be found on your right hand side.

### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).