

£245,000

Spacious six year old two double bedroom terraced house with a downstairs toilet, a lovely enclosed rear garden approaching 40ft in length and allocated off road parking for two vehicles.

Accommodation comprises 13ft hallway, fitted kitchen with built in appliances, 13ft lounge with a door onto the patio, downstairs toilet, 13ft bedroom one, 15ft bedroom two and the bathroom.

Outside you have a lovely enclosed rear garden that is laid to lawn with a patio and a gate leading to the allocated off road parking for two vehicles.

The market town of Tewkesbury offers amenities to include Shops, Schools, Churches of various denominations, Health, Sports and Community Centres, etc.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc. Etc.

For the commuter access can be gained to the M5 motorway (junction 9) approximately 2-3 miles away from Tewkesbury for connection with the M50 motorway, linking up the Midlands, and the North, Wales, London and the South.



Double glazed front door leads into:

ENTRANCE HALLWAY

13'5 x 6'5 max (4.09m x 1.96m max)

Single radiator, stairs leading off, cloaks hanging space.

CLOAKROOM

6'1 x 3' (1.85m x 0.91m)

Low level w.c., pedestal wash hand basin with a mixer tap and tiled splashback, single radiator.

KITCHEN

10'1 x 6'8 (3.07m x 2.03m)

Base and wall mounted units, laminated worktops, tiled splashbacks, single drainer one and a half bowl stainless steel sink unit with a mixer tap, built in electric oven, four burner gas hob and extractor hood, plumbing for automatic washing machine, space for fridge/freezer, downlighters, single radiator, upvc double glazed window to front elevation.

LOUNGE

13'7 x 11'8 (4.14m x 3.56m)

Two single radiators, tv point, understairs storage cupboard, upvc double glazed window to rear elevation overlooking the rear garden, partially glazed door to rear elevation.

From the entrance hallway stairs lead to the first floor.

LANDING

Access to loft space.

BEDROOM 1

13'8 x 10'8 max (4.17m x 3.25m max)

Built in wardrobe, single radiator, two upvc double glazed windows to front elevation.

BEDROOM 2

15'4 x 7'3 max (4.67m x 2.21m max)

Single radiator, upvc double glazed window to rear elevation overlooking the rear garden and surrounding area.

BATHROOM

9'1 x 6'2 max (2.77m x 1.88m max)

White suite comprising panelled bath with a mixer tap and showerhead attachment, low level w.c., pedestal wash hand basin with a mixer tap and tiled splashback, shaver point, single radiator, cupboard housing the gas fired combination boiler, upvc double glazed window to rear elevation.

OUTSIDE

To the front there is a garden which is laid to lawn with flower borders and a paved pathway leading to the front door.

To the rear there is a pleasant enclosed garden approaching 40ft in length and is mainly laid to lawn with a paved patio, garden shed and pathway leading to a personal access gate at the rear which in turn leads to allocated parking for two vehicles. The whole is surrounded by panelled fencing.

SERVICES

Mains water, electricity, gas and drainage.

MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

WATER RATES

To be confirmed.

LOCAL AUTHORITY

Council Tax Band: B
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 - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From the Over roundabout take the 3rd exit onto the A40 and continue to the next roundabout then take the 1st exit onto Tewkesbury Road/A38. At the next roundabout take the 1st exit and stay on the A38 then at the next roundabout take the 2nd exit staying on the A38. Continue along and at the next roundabout take the 3rd exit onto Bluebell Road where the property can be found after a short distance on the left 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).