



10 Court Farm Close, Pamington, Tewkesbury

Tewkesbury

In Excess of **£385,000**

10 Court Farm Close

Pamington, Tewkesbury

A Modern FOUR Bedroom DETACHED House situated in the sought after location of Ashchurch in Tewkesbury. Accommodation comprises of Entrance Hall, Cloakroom, Lounge and spacious KITCHEN DINER whilst to the first floor are the well proportioned bedrooms, EN-SUITE Shower Room to Master Bedroom and a Family Bathroom.

Externally is a landscaped Rear Garden, driveway with parking for two cars and Part Converted GARAGE which provides storage to the front and Gym/Office to the Rear Garden.

This property has been very well maintained by the current owners so an early appointment to view comes highly recommended

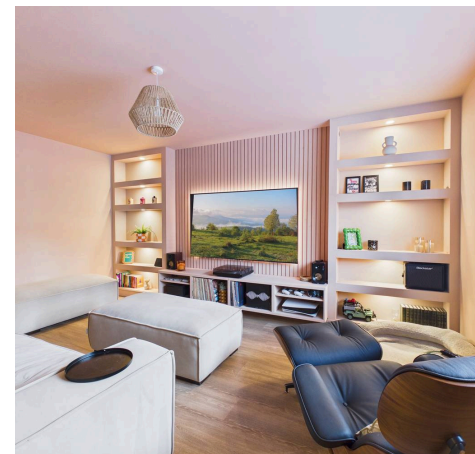
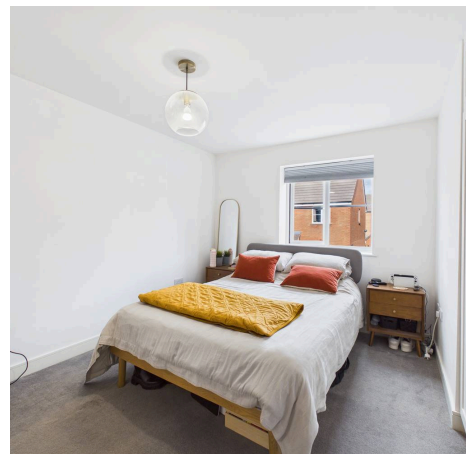
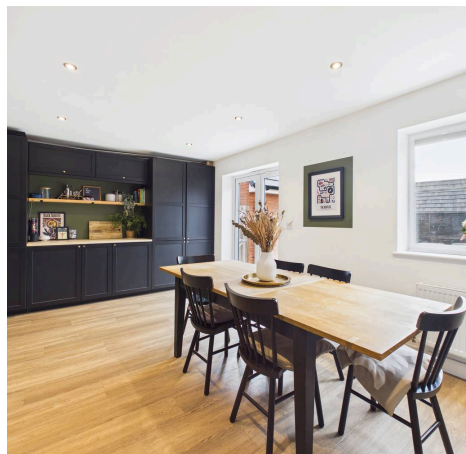
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Detached House
- Four Bedrooms
- Lounge & Kitchen Diner
- En-Suite Shower and Downstairs Cloakroom
- Family Bathroom
- Part Converted Garage (For Office/Gym)
- Energy Rating B84
- Rear Garden



Entrance Hall

W.C

6' 6" x 2' 10" (1.99m x 0.87m)

Lounge

15' 7" x 10' 11" (4.75m x 3.32m)

Kitchen Diner

19' 11" x 12' 2" (6.07m x 3.72m)

First Floor Landing

Bedroom One

12' 7" x 9' 3" (3.84m x 2.83m)

En-Suite

6' 11" x 4' 7" (2.10m x 1.39m)

Bedroom Two

10' 5" x 9' 3" (3.17m x 2.82m)

Bedroom Three

9' 11" x 6' 11" (3.03m x 2.12m)

Bedroom Four

8' 0" x 6' 8" (2.43m x 2.02m)

Family Bathroom

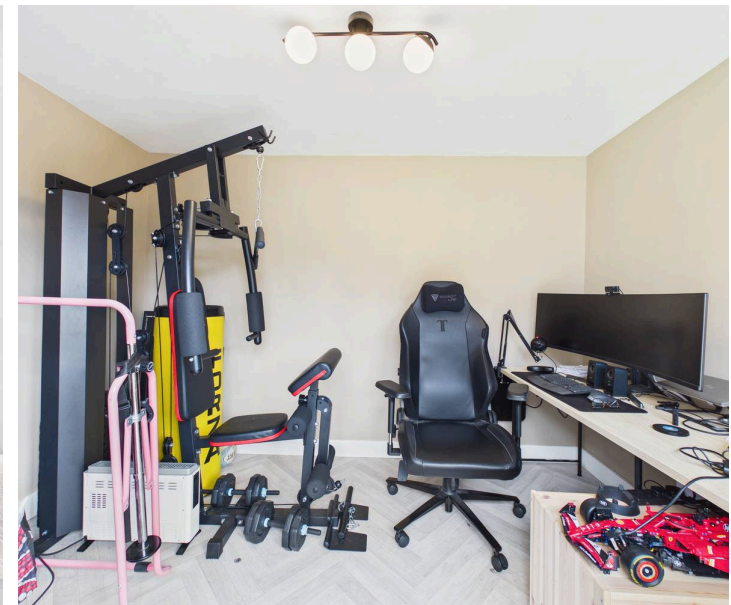
7' 1" x 6' 4" (2.16m x 1.92m)

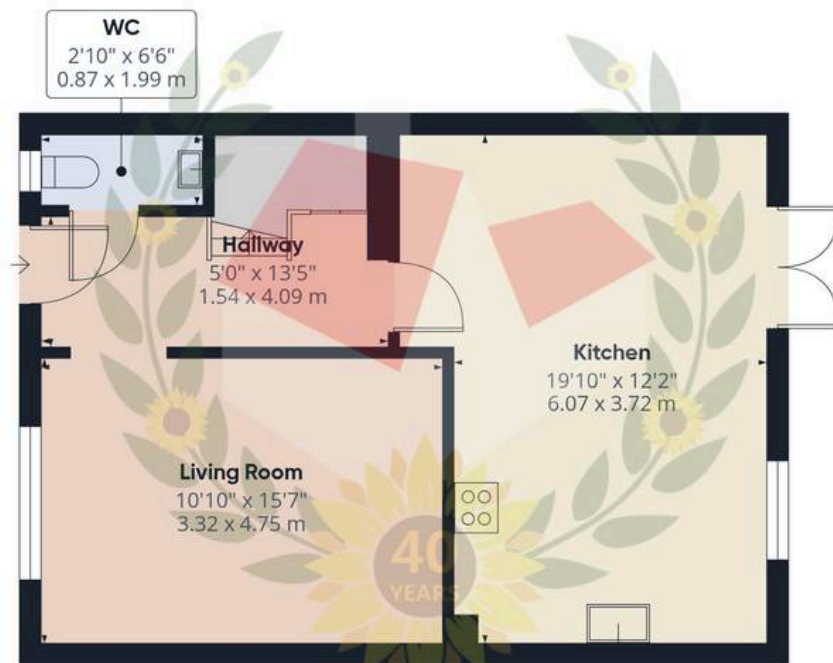
Additional Information

Gas - Mains; Electric - Mains; Water & Sewerage - Mains

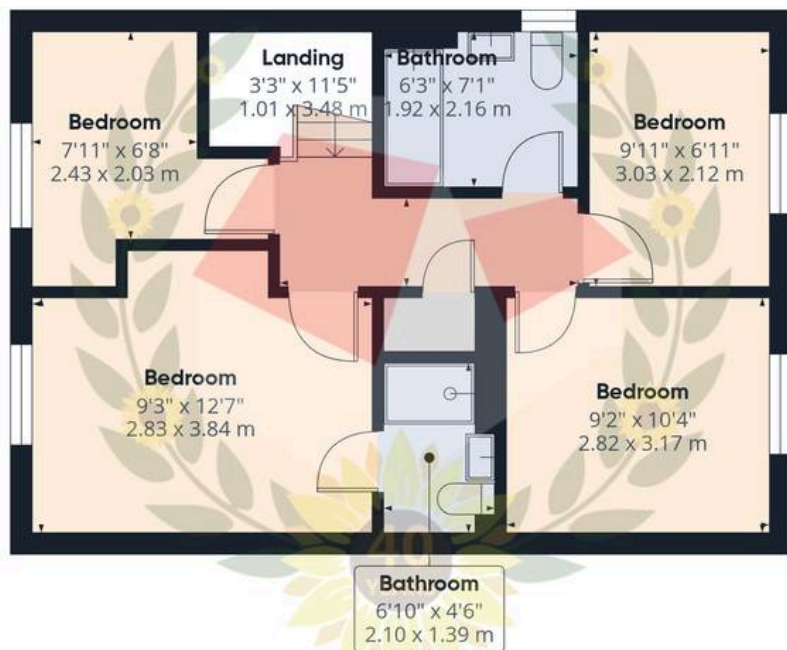
Estate Charge

c.£150 per 6 months





Ground Floor



Floor 1



Approximate total area⁽¹⁾

1028 ft²

95.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Michael Tuck Tewkesbury

4 Columbine Road, Walton Cardiff – GL20 7SP

01684 642642 • estates.tewkesbury@michaeltuck.co.uk • www.michaeltuck.co.uk



Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.