



PETER BALL & CO.
ESTATE AGENTS

60 BATTLE ROAD, TEWKESBURY PARK, TEWKESBURY GL20 5TZ

£240,000

- Extended Family Home
- Corner Plot
- Three Bedrooms
- Two Reception Rooms
- Modern Stylish Kitchen
- Store Room & Guest Toilet
- Side & Rear Gardens
- Off Road Parking

PROPERTY DESCRIPTION

An extended family home on a corner plot. This three bedroom property is exceptionally well presented throughout, located on the very popular Tewkesbury Park development making it ideal for access to the town centre. With its corner plot location, it benefits from off road parking to both the side and to the front of the garage. The garage has been converted so is now used for the storage of bicycles. The side entrance opens to a good sized hallway and there is a very useful store/utility room, guest toilet, two reception rooms with sliding doors to the garden and the modern attractive kitchen has a an integrated

dishwasher and eye level oven. Upstairs are three good sized bedrooms and a family bathroom. Outside are both side and rear gardens with a generous patio area.

SITUATION

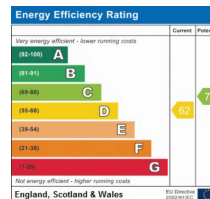
The historic town of Tewkesbury is a wonderful market town which boasts a living museum of architecture and social history spanning over 500 years. The 12th-century Abbey dominates the town and there is a good selection of speciality shops, antique shops, tea and coffee shops, inns, pubs and restaurants. An open air Market is held twice weekly and a farmers market is held on the second Saturday of each month. The main shopping areas are on High Street, Church Street and Barton Street. Tewkesbury has easy access to the M50 and M5.

DIRECTIONS

Leave our office via Church Street. Continue on Gloucester Road After approximately half a mile turn right onto Lincoln Green Lane. Take the next left onto Battle Road and follow the road to the end where the house will be seen on the right hand side.

ADDITIONAL INFORMATION

Tewkesbury Borough Council - Tax Band C.



Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor

Approx. 61.2 sq. metres (659.3 sq. feet)



First Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



This plan is not to scale. For guidance purposes only.
Plan produced using PlanUz.