



REAR ELEVATION

PETER BALL & CO.
ESTATE AGENTS

1 RIVERSIDE COURT, RED LANE, TEWKESBURY GL20 5BQ

£625,000

- Unique Riverside Home
- Versatile Accommodation
- Centrally Located
- 4/6 Bedrooms
- 2/4 Reception Rooms
- Kitchen/Dining Room
- 53' of Moorings
- Stunning Views

PROPERTY DESCRIPTION

A truly unique home situated in the centre of Tewkesbury, on the Mill Avon, with its own private mooring and stunning views over The Severn Ham and with The Malvern Hills as the backdrop.

Formerly two, three storey townhouses converted some years ago to create a versatile family home in a raised, splendid and commanding position.

The accommodation is arranged over three floors and comprises an entrance hall, cloakroom with storage cupboards, living room with a feature fireplace and double doors to the full width conservatory and an open plan kitchen/dining room that includes a range of wall and base level units, free standing range oven and tiled flooring continuing through the dining area that also has double doors opening to the conservatory.

On the first floor is a wonderful open plan family room with double doors to the balcony, study, double bedroom and a wet room.

Completing the property on the second floor are four bedrooms and two bathrooms. As you can imagine, the rear bedrooms have spectacular views over the Severn Ham and beyond.

To the rear is a patio garden, ideal to while away the hours watching narrow boats and other river vessels meandering past and steps down to the private mooring complete with boat! included in the sale!

To the front is a block paved driveway offering parking for two vehicles. The property further benefits gas central heating and double glazing throughout.

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

From our Tewkesbury office proceed down the High Street. Take the third left, Quay Street, just before The Anchor Public House. Then at the traffic lights turn right into Red Lane where the property can be found on the corner bend on the left hand side.

ADDITIONAL INFORMATION

Tewkesbury Borough Council
Tax Band D

Awaiting EPC

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.

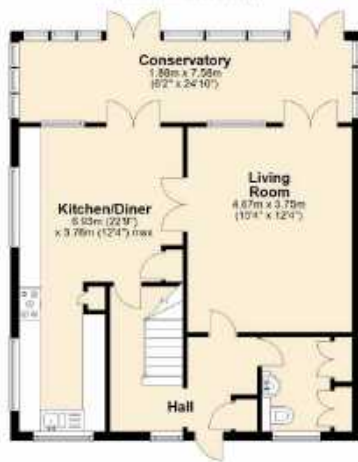
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Ground Floor

Approx. 47.5 sq. metres (508.1 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.1 sq. feet)



Second Floor

Approx. 30.3 sq. metres (326.1 sq. feet)



Total area: approx. 186.0 sq. metres (2002.2 sq. feet)

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