



10 Court Farm Close, Pamington, Tewkesbury

Tewkesbury

£395,000

# 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

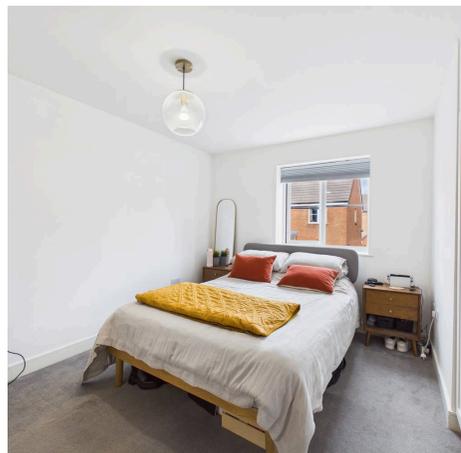
Council Tax band: E

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**

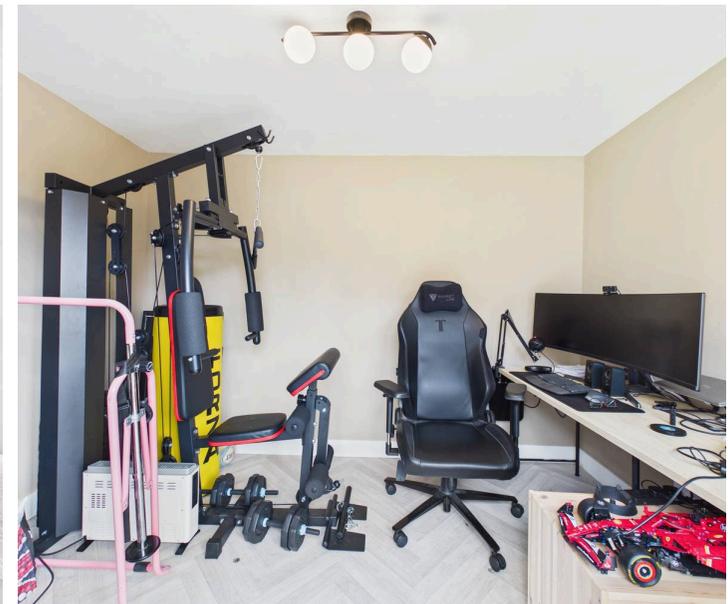
7' 1" x 6' 4" (2.16m x 1.92m)

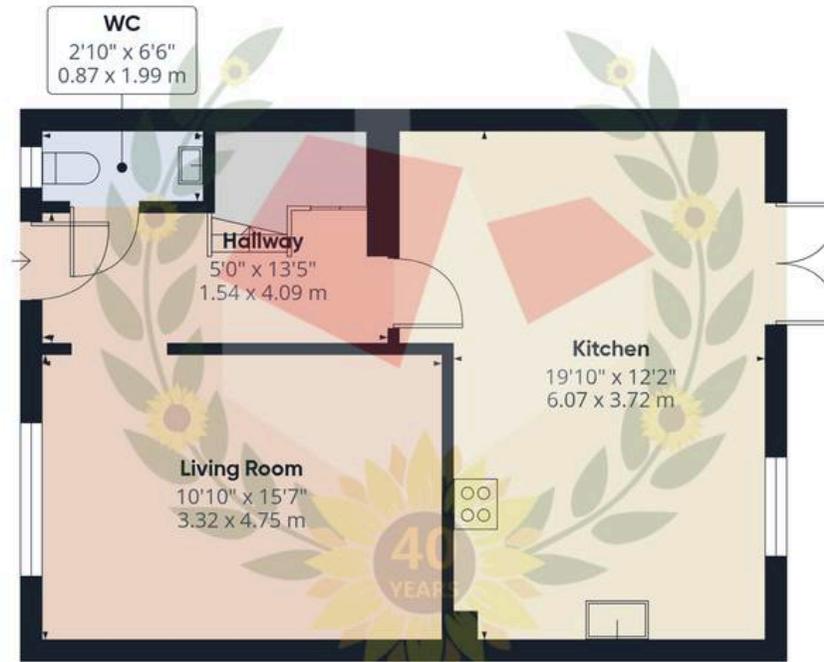
**Additional Information**

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

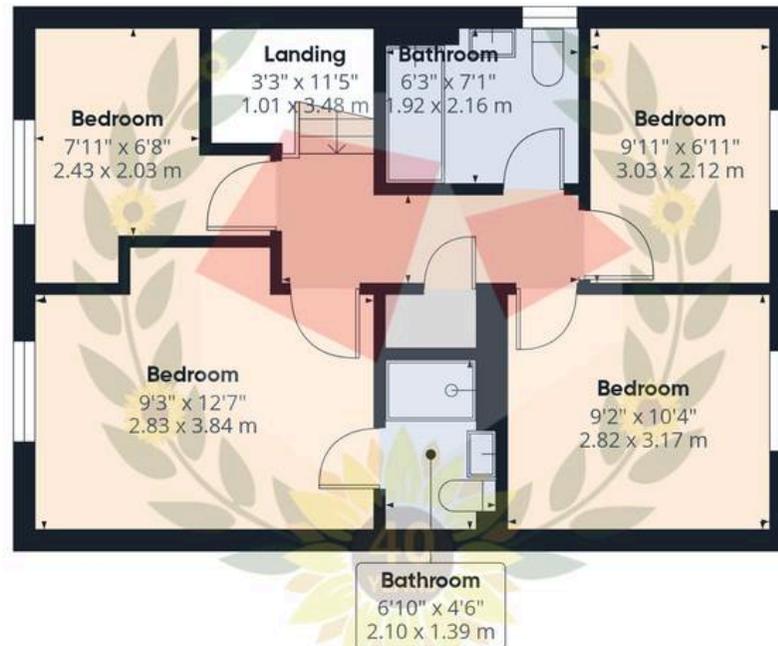
**Estate Charge**

c.£150 per 6 months





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1028 ft<sup>2</sup>

95.5 m<sup>2</sup>

(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



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