



Timothy Lea & Griffiths

Estate Agents & Lettings Agents

**The Vicarage
Station Drive
Beckford
Tewkesbury
GL20 7AN**

A detached modern spacious family house in the peaceful village of Beckford, Nr Tewkesbury requiring further improvement. Accommodation comprising Entrance Hall, Cloakroom, Study, Living Room, Dining Room, Kitchen, Utility, Garden Room, Master Bedroom with Dressing Room and En-Suite, Three Further Bedrooms and Family Bathroom. Single Garage with Off Road Parking. Front and Rear Gardens.

Price: £425,000





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Wide tiled canopy porch with front door opening into

ENTRANCE LOBBY with radiator and door to Cloakroom. Door into Study.

CLOAKROOM with low flush WC and wash hand basin. Radiator. Obscure glazed window to front aspect.

STUDY 11' 9" x 11' 9" (3.59m x 3.59m) plus bay window. Double panelled radiator. A range of built-in book shelving units.

Glazed door into

ENTRANCE HALL with double panelled radiator. Useful under stairs storage cupboard. Door into

ATTRACTIVE LIVING ROOM 11' 9" x 19' 8" (3.6m x 6.0m) with windows on two sides with sliding double glazed patio doors opening onto rear garden. Brick fireplace with hardwood mantle with open Baxi fire and grate and tiled hearth.

DINING ROOM 11' 9" x 11' 9" (3.59m x 3.6m) with double glazed window to front. Wooden parquet flooring. Single panel radiator. Door into

KITCHEN/BREAKFAST ROOM 11' 8" x 11' 9" (3.58m x 3.59m) with a range of light oak kitchen units with drawer and cupboard base units with laminated work surfaces over and matching wall cupboards. Single drainer with one and a quarter bowl sink unit with mixer tap. Space for electric cooker with extractor hood over. Space and plumbing for dishwasher. Space for fridge/freezer. Radiator. Cushion flooring. Strip light.

Door into

UTILITY ROOM 8' 2" x 6' 2" (2.5m x 1.9m) with a range of kitchen units comprising sink unit with single drainer stainless steel sink with drawer and cupboards below and over. Radiator. Door giving access to rear garden.

GARDEN ROOM 7' 1" x 7' 2" (2.17m x 2.2m) with windows on two sides. Half glazed door giving access to sun terrace and rear garden.

From the Hall there is a easy tread staircase with balustrade leading to spacious landing. Access to roof space, airing cupboard with pre-lagged copper cylinder and electric immersion heater and slatted shelving. Doors to Bedrooms and Bathroom.

MASTER BEDROOM 13' 1" x 11' 5" (4.0m x 3.5m) with double glazed window with view to rear garden. Single panel radiator. Door into

DRESSING ROOM with storage shelving and hanging rail. Window to side.

EN-SUITE SHOWER ROOM with coloured suite comprising tiled shower cubicle with glass shower enclosure with sliding doors. High pressure shower. Low flush WC. Pedestal wash hand basin. Cushion flooring. Radiator.

BEDROOM TWO 11' 9" x 11' 9" (3.6m x 3.6m) with double glazed window with view to rear garden. Single panel radiator.





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BEDROOM THREE 11' 9" x 11' 9" (3.6m x 3.6m) with single panel radiator. Built-in vanity unit with wash hand basin. Double glazed window with view to front.

BEDROOM FOUR 11' 5" x 12' 5" (3.5m x 3.8m) with single panel radiator. Double glazed window with view to front.

FAMILY BATHROOM with coloured suite comprising panelled bath with grab handles. Fully tiled around bath with electric Mira shower over bath and side shower screen and brackets for rail and curtain. Pedestal wash hand basin. Low flush WC. Single panel radiator. Electric shaver point. Double glazed window to front.

GARAGE 8' 10" x 16' 4" (2.7m x 5m) with up and over door. Oil fired Worcester Danesmoor 20/25 oil fired central heating boiler.

FRONT To the front of the property there is a tarmac drive approaches the front of the property and parking by the garage. Attractive maintained lawn. Laurel hedge to one side. Pedestrian access to the rear to an attractive south facing rear garden.

REAR GARDEN enclosed by close boarded fencing. A good sized garden with a southerly aspect with extensive paved sun terrace with raised border and lawn area. Raised hexagonal cover housing septic tank. Chicken run with chicken wire. Gravelled area to the rear. Mature shrubs and trees.

GENERAL INFORMATION

Fixtures & Fittings

Only the items specifically mentioned in the particulars are included in the sale price.

Viewing

Strictly by prior appointment through Timothy Lea & Griffiths (01386) 442255

Anti-Money Laundering

We are now required by HM Customs and Excise to verify the identity of all purchasers and vendors, as such, should you wish to proceed with the purchase of this or any other property, two forms of identification will be required. Further information is available from ourselves.

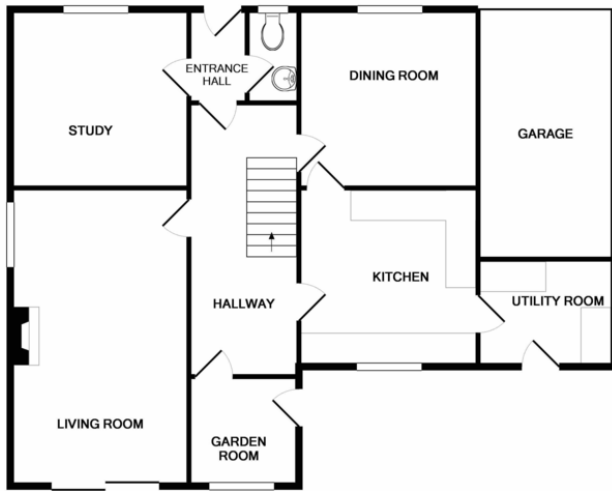
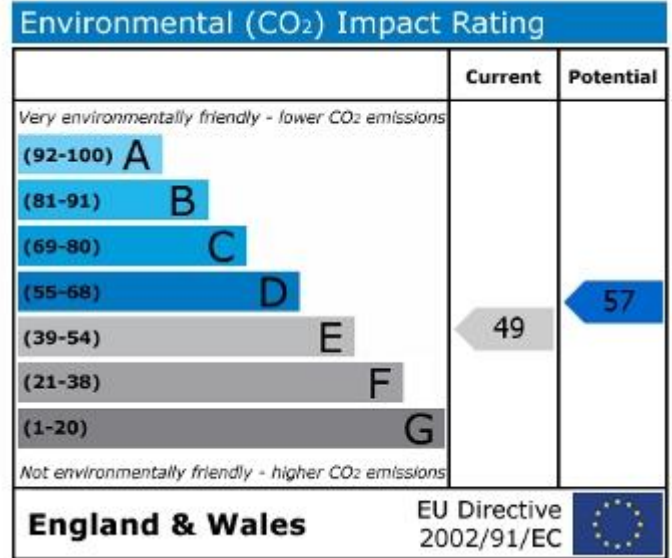
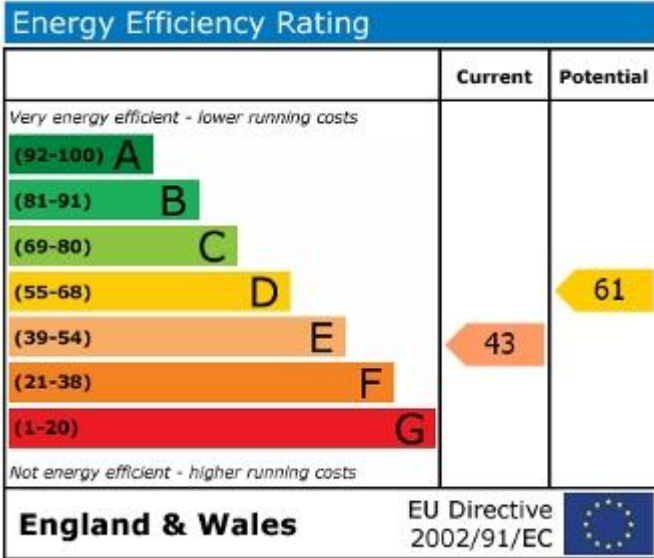
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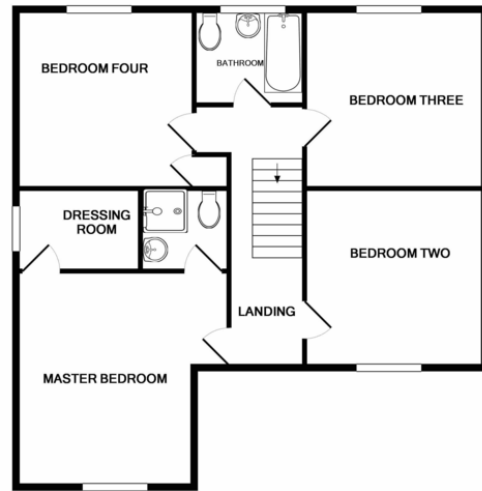


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GROUND FLOOR



1ST FLOOR

This floor plan is not to scale and is for guidance purposes only
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