

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£264,000

Long Eights, Northway, Tewkesbury, GL20



3

Bedrooms

1

Bathroom

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- End Terrace
- Three Bedrooms
- Lounge
- Kitchen
- Shower Room
- Conservatory
- Garage/Storage Room
- Rear Garden
- Off Road Parking
- UPVC Double Glazing

Wilkinson SLM are delighted to introduce to the market a three bedroom end terrace in the popular residential development of Northway with good local amenities, schools and bus route.

Upon arrival the front door opens to a hallway with doors opening to the garage/storage room and the lounge which has sliding doors opening to the conservatory. An archway in the hall leads to the kitchen with various base and wall units, integrated electric oven and gas hob, space for a fridge and a patio door which opens to the conservatory. The current owners use the conservatory as a dining room and extra storage. The footings on the conservatory are deep enough for a rear single storey extension if this was wanted in the future (subject to relevant permissions). The hallway also comprises of a useful storage cupboard and an understairs cupboard which is home to the washing machine.

Occupying the first floor are two double bedrooms and a single bedroom and a refitted shower room. Bedroom three has a useful storage cupboard built in above the stairs.

The low maintenance rear garden has a paved patio directly outside the conservatory and steps leading up to a raised area which is also home to a shed, there is also a side gate leading to the side of the patio and main path.

This home is further complemented by UPVC double glazing which has been replaced within the last 5 years.

**Lounge** 15' 9" x 9' 3" (4.80m x 2.82m)

**Kitchen** 12' 6" x 4' 11" (3.81m x 1.50m)

**Conservatory** 9' 11" x 14' 7" (3.02m x 4.45m)

**Bedroom One** 11' 7" x 9' 2" (3.53m x 2.79m)

**Bedroom Two** 11' 10" x 7' 11" (3.61m x 2.41m)

**Bedroom Three** 8' 6" x 6' 4" (2.59m x 1.93m)

Maximum Measurements

**Shower Room** 8' 6" x 5' 1" (2.59m x 1.55m)

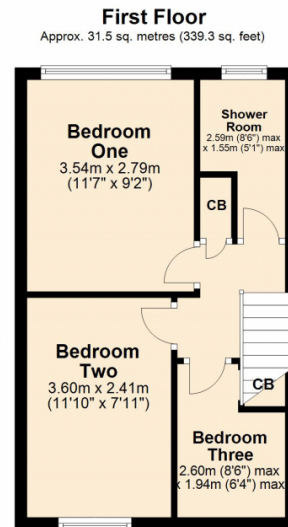
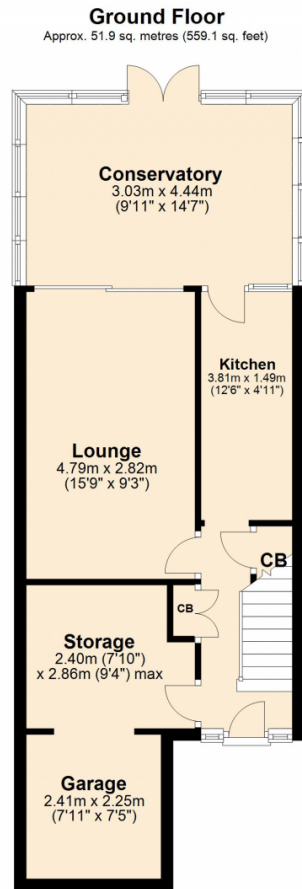
Maximum Measurements

**Storage** 7' 10" x 9' 4" (2.39m x 2.84m)

Maximum Measurements

**Garage** 7' 11" x 7' 5" (2.41m x 2.26m)





Total area: approx. 83.5 sq. metres (898.4 sq. feet)

This plan is not to scale and is for guidance only. Produced by PlanUp.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>86</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>	<b>18</b>	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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