



 3

Bedrooms

 1

Bathroom



- Semi Detached Home
- Lounge
- Dining Room
- Kitchen
- Conservatory
- Three Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Rear Garden
- Garage & Off Road Parking

Wilkinson SLM are offering for sale a lovely semi detached home located in the ever popular residential area of Newtown and overlooking a small green area.

The entrance porch opens up to the hallway with stairs leading to the first floor and doors to the lounge and kitchen. The lounge has an electric fireplace and an archway through to the dining room which in turn has double doors that open to the conservatory. A further door from the dining room takes you to the kitchen with space for a cooker, washing machine and fridge freezer. There is also access to the side of the property from the kitchen and an understairs storage cupboard.

On the first floor are three bedrooms and a family bathroom. Bedroom one has the added benefit of built in wardrobes. There is also an airing cupboard off the landing.

The rear garden has a covered seating area perfect for those rainy summer days!! The remainder of the garden is laid to lawn with a pathway leading to the garage and gated rear access. The garage has parking in front for one car.

This lovely home is complemented by UPVC double glazing and gas central heating.

**Lounge** 13' 7" x 11' 9" (4.14m x 3.58m)

**Kitchen** 9' 11" x 9' 5" (3.02m x 2.87m)

**Dining Room** 9' 11" x 8' 5" (3.02m x 2.57m)

**Conservatory** 9' 6" x 9' 8" (2.90m x 2.95m)

**Bedroom One** 19' 9" x 9' 5" (6.02m x 2.87m)  
maximum measurements

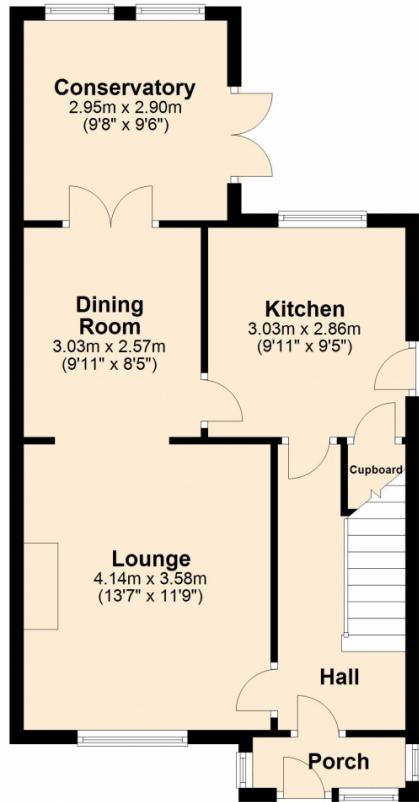
**Bedroom Two** 10' 0" x 12' 3" (3.05m x 3.73m)  
maximum measurements

**Bedroom Three** 8' 0" x 8' 6" (2.44m x 2.59m)

**Bathroom** 5' 6" x 5' 11" (1.68m x 1.80m)

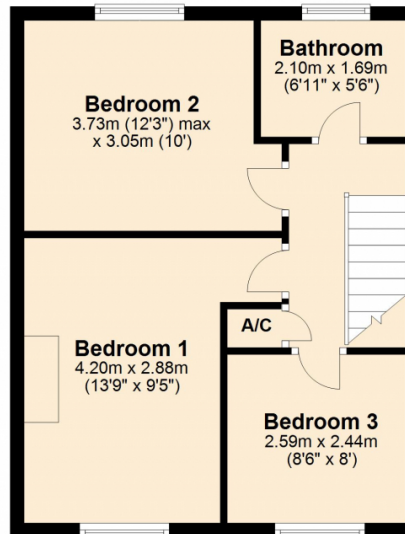
### Ground Floor

Approx. 50.9 sq. metres (547.6 sq. feet)



### First Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



Total area: approx. 91.1 sq. metres (980.2 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>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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