



 3

Bedrooms

 2

Bathrooms



- Town House
- Refitted Kitchen
- Lounge/Dining Room
- Downstairs WC
- Three Double Bedrooms
- Dressing Room/Study
- Refitted Ensuite
- Newly Decorated Family Bathroom
- Rear Garden
- Large Garage & Off Road Parking
- UPVC Double Glazing
- Gas Central Heating

Wilkinson SLM are proud to present a beautifully presented three bedroom town house offering plenty of accommodation and storage over three floors. This home is located in Saxon Park, a location close to local amenities, a school catchment area and commuting to the M5.

The ground floor offers a refitted kitchen with stylish tiles, a range of base and wall units, a built in electric oven and gas hob. Also on the ground floor is a downstairs WC and a lounge/dining room with a gas fireplace and French doors opening to the rear garden.

Occupying the first floor are two double bedrooms and a newly decorated family bathroom. Finishing this floor is an airing cupboard.

Accommodating the second floor is the main and spacious bedroom with an over stairs cupboard, a separate dressing room/study with fitted wardrobes and cupboards, as well as a separate refitted and stunning ensuite.

The low maintenance rear garden has two decked areas with a pergola, raised beds and the remainder laid to lawn. A side gate leads you to both the front and rear of the property with access to the large garage and separate parking space.

This spacious home is further complemented by UPVC double glazing, gas central heating and overlooks a green. A viewing comes highly recommended!

Kitchen 10' 10" x 8' 1" (3.30m x 2.46m)

Lounge/Dining Room 13' 10" x 15' 5" (4.22m x 4.70m) *maximum measurements*

Bedroom One 15' 11" x 15' 5" (4.85m x 4.70m) *maximum measurements & restricted headroom*

Dressing Room/Study 7' 2" x 9' 2" (2.18m x 2.79m) *maximum measurements & restricted headroom*

Ensuite 7' 2" x 6' 1" (2.18m x 1.85m) *restricted headroom*

Bedroom Two 9' 0" x 15' 5" (2.74m x 4.70m)

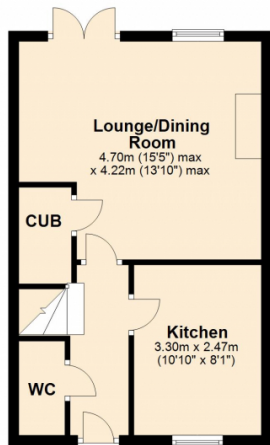
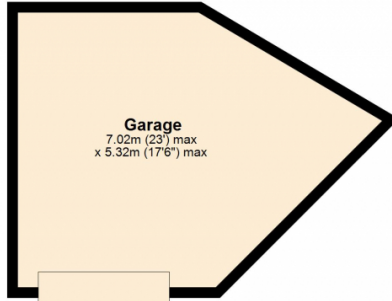
Bedroom Three 9' 0" x 15' 5" (2.74m x 4.70m) *maximum measurements*

Bathroom 6' 8" x 8' 7" (2.03m x 2.62m) *maximum measurements*

Garage 17' 6" x 23' 0" (5.33m x 7.01m) *maximum measurements*

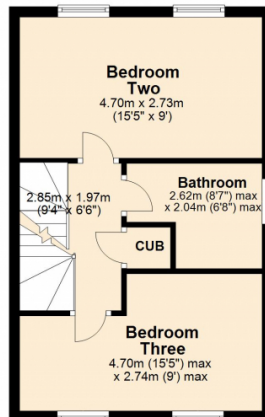
Ground Floor

Approx. 64.5 sq. metres (693.7 sq. feet)



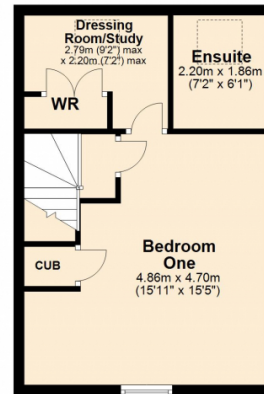
First Floor

Approx. 35.8 sq. metres (385.4 sq. feet)



Second Floor

Approx. 33.6 sq. metres (361.5 sq. feet)



Total area: approx. 133.8 sq. metres (1440.6 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+)	A		
(81-91)	B		87
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Ashchurch, GL20

