

WILKINSON

SALES • LETTINGS • MANAGEMENT

£242,500

Canterbury Leys, Tewkesbury, GL20



 3

Bedrooms

 1

Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- Mid Terrace Home
- Lounge
- Dining Room
- Kitchen
- Conservatory
- Three Bedrooms
- Refitted Shower Room
- UPVC Double Glazing
- Gas Central Heating
- Garage
- Ample Off Road Parking
- Good Size Rear Garden
- NO ONWARD CHAIN

UNEXPECIDLEY REAVAILABLE AND REDUCED FOR A QUICK SALE.

Wilkinson SLM are delighted to offer for sale with NO ONWARD CHAIN a lovely mid terrace home located in Canterbury Leys. This home must be viewed to appreciate just how much it has to offer!!!

The front door opens to a good size hallway with stairs leading to the first floor and a door through to the dining room. From the dining room a door to the left opens to large lounge room with feature gas fireplace and French doors leading out to the patio area. Also from the dining room is a door opening to the kitchen with space for a cooker, fridge/freezer, washing machine and dishwasher. There is a door at the back of the kitchen that leads to the conservatory. This room has a door leading to outside a giving lovely views across the garden.

On the first floor are three good sized bedrooms and a refitted shower room with bedroom one having the added benefit of built in wardrobes. The landing is also a good size with a window letting in lots of natural light. The rear garden has a patio area with a path leading to the garage and the remainder being laid to lawn with various shrubs and a greenhouse. There is ample off road parking in front of the garage.

This wonderful home has been a much loved family home for decades and is complemented by UPVC double glazing and gas central heating with the boiler only being approximately a year old.

Lounge 11' 10" x 17' 2" (3.61m x 5.23m) maximum measurements

Dining Room 8' 6" x 15' 5" (2.59m x 4.70m) maximum measurements

Kitchen 10' 8" x 5' 4" (3.25m x 1.63m)

Conservatory 6' 5" x 9' 9" (1.96m x 2.97m)

Bedroom One 10' 8" x 9' 0" (3.25m x 2.74m) maximum measurements

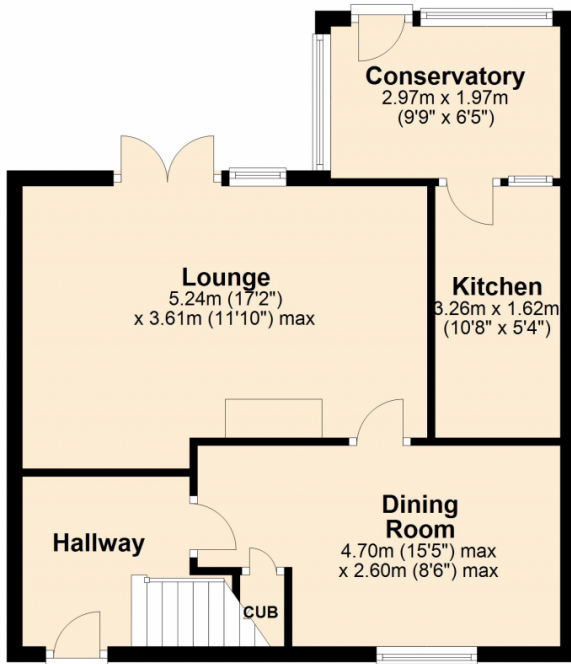
Bedroom Two 10' 8" x 10' 4" (3.25m x 3.15m)

Bedroom Three 10' 4" x 9' 8" (3.15m x 2.95m) maximum measurements

Shower Room 8' 8" x 8' 2" (2.64m x 2.49m) maximum measurements

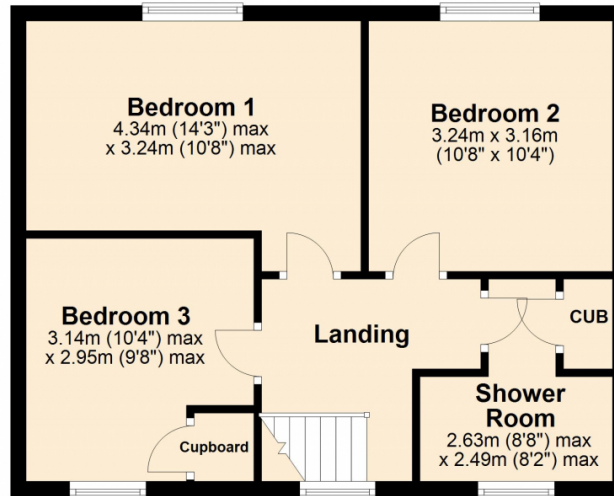
Ground Floor

Approx. 47.6 sq. metres (512.8 sq. feet)



First Floor


Approx. 45.2 sq. metres (486.9 sq. feet)



Total area: approx. 92.9 sq. metres (999.7 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		84
(69-80) C	69	
(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 

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