



 3

Bedrooms

 1

Bathroom





- Terraced House
- Refitted Kitchen
- Dual Aspect Lounge/Dining Room
- Three Double Bedrooms
- Family Bathroom
- Rear Garden with Rear Access
- Ample Parking on Driveway
- UPVC Double Glazing
- Gas Central Heating

Wilkinson SLM are pleased to bring to market a wonderful three bedroom house, located in a quiet cul de sac in the ever popular Northway development.

Upon arrival, the front door opens to a light and airy hallway with a door to the left welcoming the dual aspect lounge/dining room. There are French doors that lead seamlessly to the rear garden. Returning to the hallway is a door opening to the refitted kitchen/breakfast which benefits an array of base and wall units and a Range cooker as well as a built in pantry! Sliding doors also provide access to the rear garden.

The beautiful rear garden has a patio area with a pathway leading to the side gate that provides rear access. The remainder of the garden is laid to lawn with surrounding shrubs and pretty flowers.

Stairs from the hallway lead to the first floor which accommodates three double bedrooms and a stylish family bathroom. Bedroom one has the advantage of a built in wardrobe.

Further complementing this family loved home is UPVC double glazing, gas central heating and ample parking on the driveway.

A viewing comes highly recommended!

**Kitchen/Breakfast Room** 10' 10" x 17' 4" (3.30m x 5.28m)  
maximum measurements

**Lounge/Dining Room** 21' 7" x 11' 2" (6.58m x 3.40m)  
maximum measurements

**Bedroom One** 9' 9" x 14' 4" (2.97m x 4.37m)

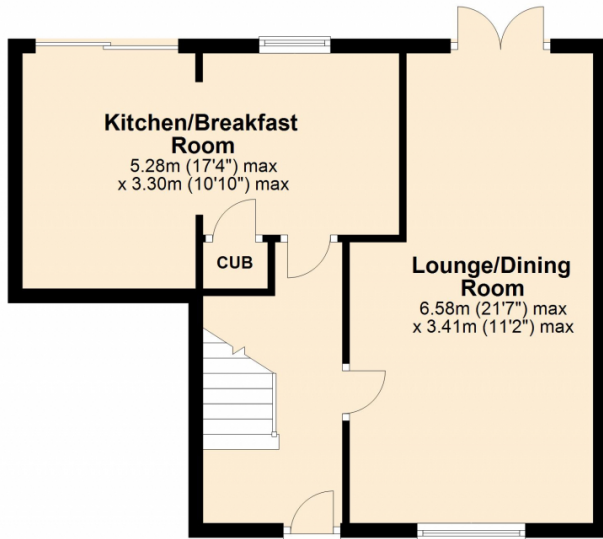
**Bedroom Two** 11' 8" x 10' 9" (3.56m x 3.28m)  
maximum measurements

**Bedroom Three** 10' 10" x 8' 1" (3.30m x 2.46m)

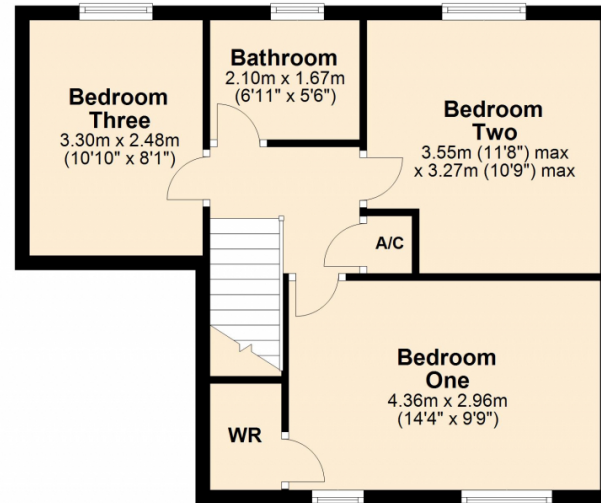
**Bathroom** 5' 6" x 6' 11" (1.68m x 2.11m)



### Ground Floor




### First Floor



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>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</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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