

# WILKINSON

SALES • LETTINGS • MANAGEMENT

Asking Price £235,000  
Lynworth Lane, Twyning, Tewkesbury, GL20



 3  
Bedrooms

 1  
Bathroom

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- Semi Detached
- NO ONWARD CHAIN
- Rural Location
- Three Bedrooms
- Kitchen
- Lounge
- Dining Room
- Bathroom Room with Separate WC
- Garage
- Front and Rear Garden
- In Need of Modernisation

Wilkinson SLM are excited to offer for sale with NO ONWARD CHAIN a semi detached home IN NEED OF MODERNISATION and located in the idyllic village of Twyning.

From the entrance hall stairs lead to the first floor and doors open to the lounge and dining room. The lounge has a feature fireplace with a log burner and windows looking to the front garden. In the dining room you will find a feature fireplace with a gas fire and a large window looking out to the rear garden, a second door also opens to the kitchen. The kitchen has an array of base and wall units with space for fridge freezer, cooker and plumbing for a washing machine. You will also find a useful pantry/storage cupboard. Doors in the kitchen open to the bathroom, separate toilet and side door access.

On the first floor are three bedrooms, bedrooms one and two have the added benefit of built in cupboards. Bedroom three and the landing both have tiny doors allowing access to storage in the eaves.

This home benefits from front and rear gardens, ample parking, a detached garage and LPG central heating.

**Lounge** 11' x 10' (3.35m x 3.05m)

**Dining Room** 12' 1" x 13' 6" (3.68m x 4.11m)

**Kitchen** 5' 11" x 9' 11" (1.80m x 3.02m)

**Bathroom** 5' 10" x 4' 10" (1.78m x 1.47m)

**Toilet** 2' 5" x 4' 9" (0.74m x 1.45m)

**Bedroom One** 11' 0" x 13' 3" (3.35m x 4.04m)

Maximum Measurements

**Bedroom Two** 12' 1" x 8' 10" (3.68m x 2.69m)

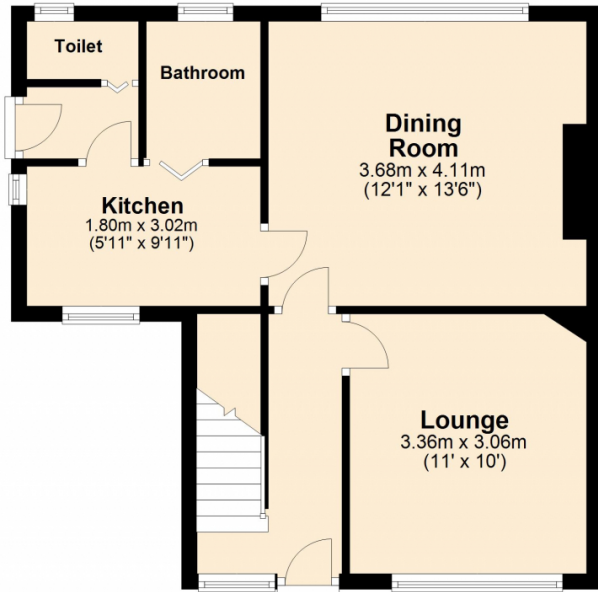
Maximum Measurements

**Bedroom Three** 8' 5" x 9' 8" (2.57m x 2.95m)

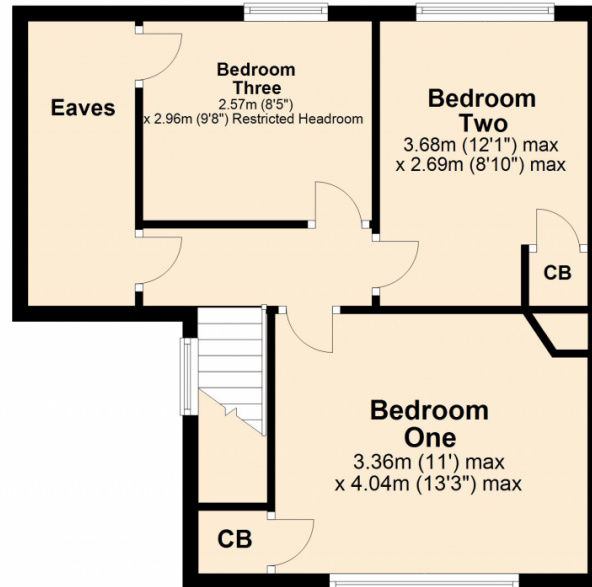
Restricted Headroom



## 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>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>6</b>	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Twyning, GL20

