

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£300,000

Churchill Grove, Newtown, Tewkesbury, GL20



3

Bedrooms



1

Bathroom

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- Semi Detached House
- Kitchen/Dining Room
- Lounge
- Three Bedrooms
- Refitted Bathroom
- Good Sized Rear Garden
- En Bloc Garage & Off Road Parking
- UPVC Double Glazing
- Gas Central Heating
- Overlooks a Green

Wilkinson SLM are delighted to offer for sale a well presented semi detached home located at the end of a cul-de-sac on the popular Newtown development.

The welcoming entrance hall has stairs leading to the first floor and a door to the left that opens to the lounge with a lovely feature fireplace. A further door from the hallway leads to the kitchen/dining room with built in electric oven and gas hob, integrated fridge freezer and washing machine. French doors from the dining area open out to the rear garden and a door from the kitchen area takes you side of the home.

Upstairs are three good sized bedrooms and a refitted family bathroom. There is also a handy storage cupboard on the landing.

The rear garden has a patio area with a path leading to a further seating area and decked area. The remainder of the garden is laid to lawn with various shrub borders and there is also gated side access.

This lovely home is further complemented by UPVC double glazing, gas central heating and en bloc garage.

**Kitchen/Dining Room** 9' 10" x 18' 3" (3.00m x 5.56m)

**Lounge** 13' 7" x 11' 10" (4.14m x 3.61m)

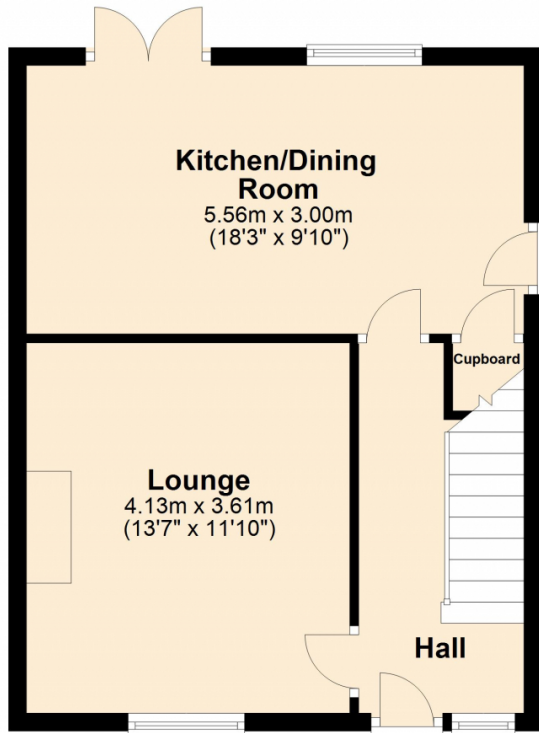
**Bedroom One** 13' 9" x 12' 3" (4.19m x 3.73m)  
maximum measurements

**Bedroom Two** 9' 11" x 12' 3" (3.02m x 3.73m)  
maximum measurements

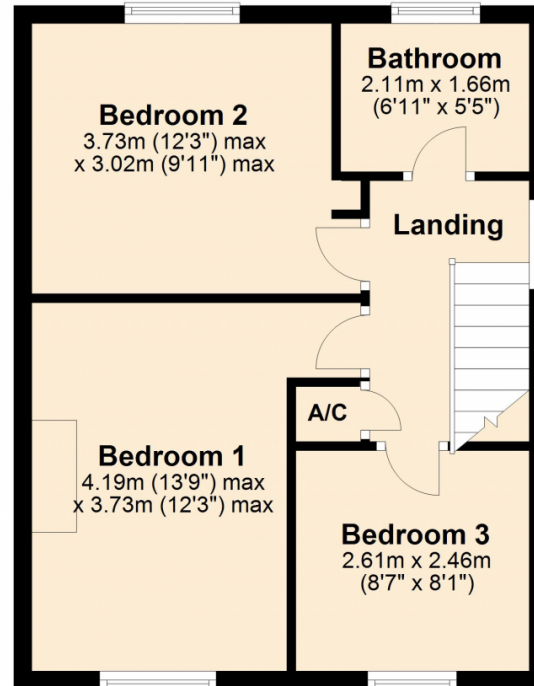
**Bedroom Three** 8' 1" x 8' 7" (2.46m x 2.62m)

**Bathroom** 5' 5" x 6' 11" (1.65m 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>74</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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