

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£310,000

Knights Way, Newtown, Tewkesbury, GL20



 3

Bedrooms

 1

Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |  
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- ON ONWARD CHAIN
- Extended Semi Detached Home
- Front To Back Lounge
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- Potential Office Space
- Shower Room
- Partial Garage Space
- UPVC Double Glazing
- Gas Central Heating
- Ample Off Road Parking

Wilkinson SLM are delighted to offer for sale with NO ONWARD CHAIN an extended semi detached home located on the ever popular residential area of Newtown.

From the hallway stairs lead up to the first floor and a door to the left opens to the front to back lounge room with feature fireplace, bay window and sliding patio doors. At the end of the hallway a door leads through to the dining room with an archway opening to the kitchen. The dining room has a storage cupboard and a door leading to the side of the home. The kitchen has an array of wall and base units with built in electric oven and gas hob.

On the first floor are three bedrooms and a bathroom with bedrooms one and two benefitting from built in wardrobes with sliding doors. There is also an airing cupboard on the landing.

To the rear of the property the SOUTHERLY FACING garden has a paved patio seating area with a pathway leading to a decked area and the remainder is laid to lawn. The garage has been partially converted with storage at the front and then side access off the garden leads to the potential office space which has a shower room off.

This home is complemented by UPVC double glazing, gas central heating, front garden and ample off road parking!

**Lounge** 21' 8" x 11' 4" (6.60m x 3.45m)  
maximum measurements

**Dining Room** 11' 2" x 8' 6" (3.40m x 2.59m)  
maximum measurements

**Kitchen** 8' 9" x 7' 11" (2.67m x 2.41m)

**Bedroom One** 10' 3" x 8' 3" (3.12m x 2.51m)

**Bedroom Two** 11' 5" x 9' 1" (3.48m x 2.77m)

**Bedroom Three** 7' 5" x 7' 5" (2.26m x 2.26m)

**Bathroom** 6' 3" x 5' 5" (1.91m x 1.65m)

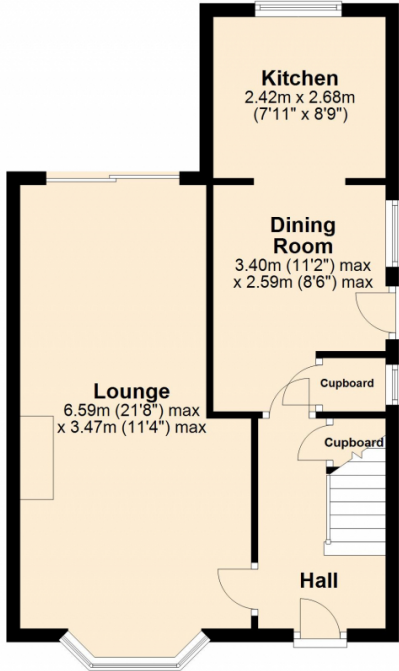
**Partial Garage Space** 11' 1" x 9' 2" (3.38m x 2.79m)

**Potential Office Space** 14' 1" x 8' 4" (4.29m x 2.54m)

**Shower Room** 8' 4" x 5' 8" (2.54m x 1.73m)

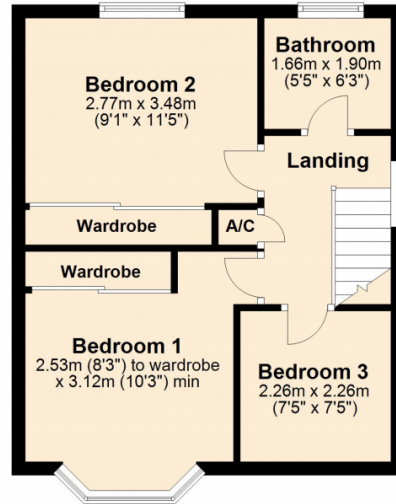
### Ground Floor

Approx. 43.2 sq. metres (465.1 sq. feet)



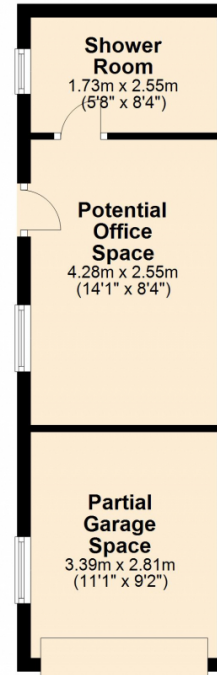
### First Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



### Second Floor

Approx. 26.9 sq. metres (289.8 sq. feet)



Total area: approx. 106.8 sq. metres (1149.9 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+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</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		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Address: 14 Knights Way, GL20

