

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£240,000

Oldfield, Tewkesbury, GL20



3

Bedrooms



1

Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |  
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- Terraced House
- NO ONWARD CHAIN
- Dual Aspect Lounge
- Kitchen
- Dining Room
- Conservatory
- Three Bedrooms
- Bathroom & Separate WC
- Front & Rear Gardens
- Double Glazing
- IN NEED OF MODERNISATION
- Walking Distance to Local Amenities

Wilkinson SLM are pleased to bring to market with NO ONWARD CHAIN, a family loved, three bedroom mid terrace house in Tewkesbury with the advantage of a short walking distance to local amenities. This home is IN NEED OF MODERNISATION and has been filled with many memories for 60 years!

Upon arrival the front door opens to a hall with a door to the right leading to the dual aspect lounge with a fireplace and double doors opening out to the rear garden. Returning to the hall, a further door leads to the dining room with an archway to the kitchen. The kitchen has various base and wall units, a free standing gas oven, washing machine and fridge. In the dining room there is also a useful storage cupboard. Sliding doors welcome the conservatory, a room perfect to relax and look out to the rear garden. Further sliding doors from the conservatory open out to the lovely rear garden.

The two tiered rear garden has a good sized patio area with steps leading up to the lawn and stone areas. Surrounding hedges and shrubs complete this pretty garden, alongside a useful garden shed and an undercover area to sit out and enjoy all year round. There is also a back gate that leads to a pathway.

Occupying the first floor are two good sized double bedrooms with bedroom one benefitting from a built in wardrobe and bedroom two with an airing cupboard. There is also a single bedroom with an alcove, perfect for shelving. Finishing the first door is a bathroom with a separate WC.

Finishing this wonderful home is double glazing, a front garden and a short walking distance to the heart of Tewkesbury Town. A viewing comes highly recommended!

**Lounge** 17' 10" x 10' 7" (5.44m x 3.23m)

**Kitchen** 6' 10" x 6' 7" (2.08m x 2.01m)

**Dining Room** 10' 6" x 13' 4" (3.20m x 4.06m)  
maximum measurements

**Conservatory** 6' 0" x 8' 11" (1.83m x 2.72m)

**Bedroom One** 12' 8" x 10' 0" (3.86m x 3.05m)

**Bedroom Two** 12' 8" x 10' 7" (3.86m x 3.23m)  
maximum measurements

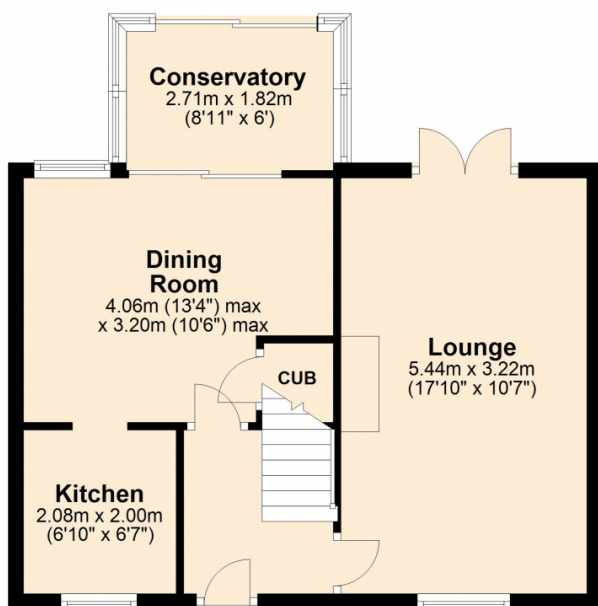
**Bedroom Three** 8' 0" x 10' 8" (2.44m x 3.25m)  
maximum measurements

**Bathroom** 5' 6" x 7' 1" (1.68m x 2.16m)  
maximum measurements



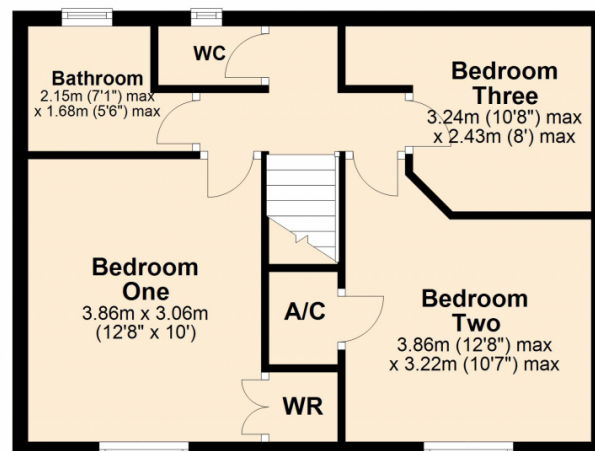
## Ground Floor

Approx. 45.3 sq. metres (487.9 sq. feet)



## First Floor

Approx. 40.1 sq. metres (431.9 sq. feet)



Total area: approx. 85.4 sq. metres (919.8 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>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(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

Address: 40 Oldfield, GL20

