

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£240,000

Wenlock Road, Tewkesbury, GL20



Bedrooms



Bathroom

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- Extended Of Terrace Home
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Downstairs WC
- Three Bedrooms
- Bathroom
- UPVC Double Glazing
- Fischer Electric Heating
- Front, Rear & Side Gardens

Wilkinson SLM are delighted to offer for sale a much improved and extended end of terrace family home situated on a fantastic plot and located close to Tewkesbury Town Centre.

The good size hallway has stairs leading up to the first floor and a door opening into the dining room which in turn has patio doors opening out to the rear garden. This light and airy room has an archway leading through to the lounge room which has the added benefit of a large bay window. A further door from the dining room leads to the kitchen/breakfast room with built in double tower oven, electric hob and integrated dishwasher. There is also access to the front garden. The handy utility room and downstairs WC are also accessed off the kitchen with a further door leading to the rear garden.

Upstairs are two double bedrooms, one single bedroom and a family bathroom. There is also a large storage cupboard located on the landing.

Wenlock Road has gardens to the front, rear and side of the home offering great outside space perfect for those summer nights entertaining!

Further complementing this delightful home is UPVC double glazing and Fischer Electric Heating system.

This home is a must view to call us today to book your viewing!

**Lounge** 11' 11" x 9' 11" (3.63m x 3.02m)

**Dining Room** 13' 5" x 11' 5" (4.09m x 3.48m)

**Kitchen/Breakfast Room** 15' 2" x 10' 10" (4.62m x 3.30m)  
maximum measurements

**Utility Room** 7' 4" x 6' 10" (2.24m x 2.08m)

**Bedroom One** 14' 7" x 10' 10" (4.45m x 3.30m)

**Bedroom Two** 14' 7" x 10' 7" (4.45m x 3.23m)  
maximum measurements

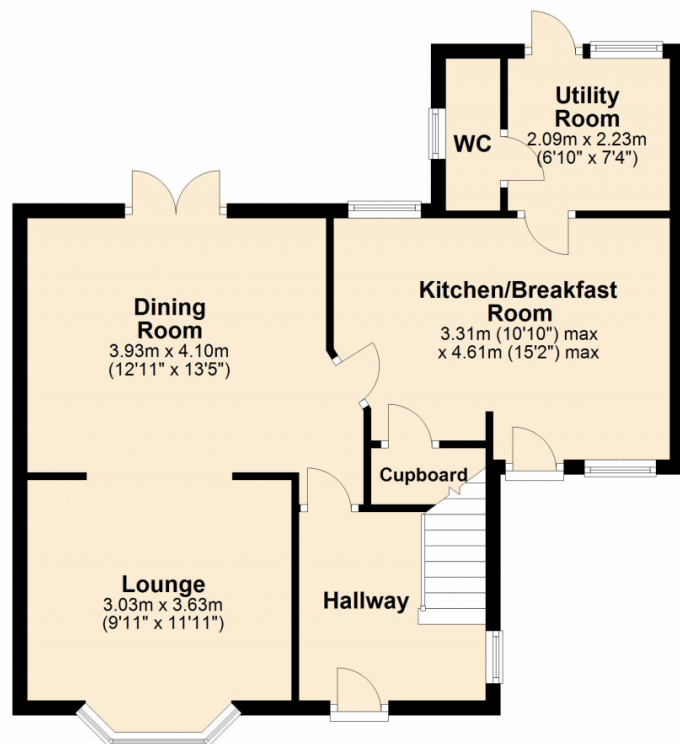
**Bedroom Three** 9' 7" x 7' 3" (2.92m x 2.21m)  
maximum measurements

**Bathroom** 5' 9" x 5' 8" (1.75m x 1.73m)



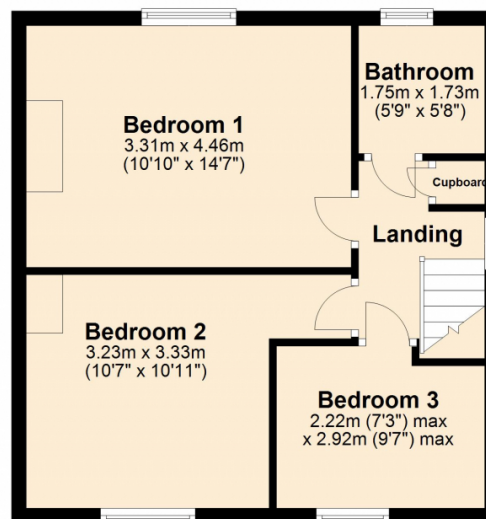
## Ground Floor

Approx. 56.9 sq. metres (612.6 sq. feet)



## First Floor

Approx. 41.6 sq. metres (447.5 sq. feet)



Total area: approx. 98.5 sq. metres (1060.1 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>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	24	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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