

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£155,000

Pamington Fields, Ashchurch, GL20



2

Bedrooms



1

Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |  
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- First Floor Flat
- NO ONWARD CHAIN
- Kitchen
- Lounge with Balcony access
- Two Double Bedrooms with Built in Wardrobes
- Shower Room
- Allocated Parking
- En-Bloc storage Shed
- Gas Central Heating
- UPVC Double Glazing

Wilkinson SLM is excited to offer a two-bedroom first-floor flat in Ashchurch with stunning countryside views to the market with NO ONWARD CHAIN.

The front door opens to a small hallway with an opening ahead to the kitchen and a door to the right opening to the lounge. The kitchen has an array of base and wall units, built in oven and hob and space for a washing machine and fridge freezer.

The spacious lounge has a fireplace with an electric fire, a large window which allows for lots of natural light and a patio door that opens to the balcony. This additional outdoor space is perfect for relaxing and looking out over the idyllic countryside.

From the lounge a door opens to the inner hallway with doors opening to the shower room, bedrooms and a handy storage cupboard. Both double bedrooms have the additional benefit of built in wardrobes.

Further complementing this home is UPVC double glazing, gas central heating, allocated parking and a handy en-bloc storage cupboard.

Lease Length - 87 years left

Servicer Charge - £100 pcm

Council Tax - A

**Kitchen** 9' 11" x 12' 2" (3.02m x 3.71m)

maximum measurements

**Lounge** 15' 2" x 12' 10" (4.62m x 3.91m)

**Shower Room** 4' 11" x 8' 11" (1.50m x 2.72m)

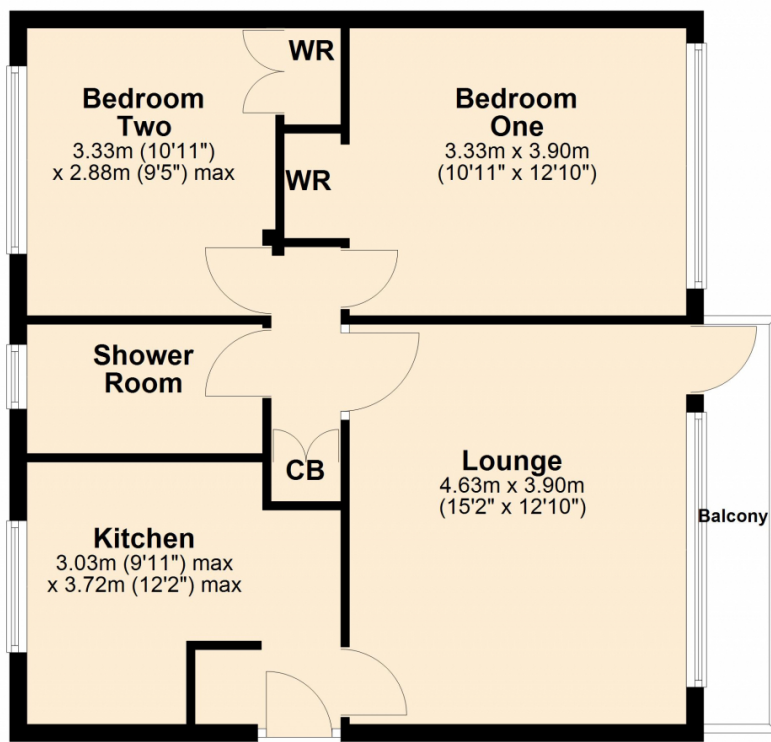
**Bedroom One** 10' 11" x 12' 10" (3.33m x 3.91m)

**Bedroom Two** 10' 11" x 9' 5" (3.33m x 2.87m)

maximum measurements

## Ground Floor

Approx. 61.3 sq. metres (659.5 sq. feet)



Total area: approx. 61.3 sq. metres (659.5 sq. feet)

## 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>	72	73
(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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