

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£325,000

Queens Road, Tewkesbury, GL20



 4  
Bedrooms

 1  
Bathroom

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- Extended Semi Detached Home
- Lounge
- Dining Room
- Kitchen
- Utility Room
- Downstairs WC
- Four Bedrooms
- Bathroom
- Detached Garage
- Ample Off Road Parking
- Rear Garden
- UPVC Double Glazing
- Gas Central Heating

Wilkinson SLM are delighted to offer for sale a well presented and extended semi detached home located close to Tewkesbury Town Centre and with an added bonus of ample off road parking and detached garage!

The good size entrance hall has a door on the left opening to the front to back lounge room with feature gas fireplace and double doors opening to the rear garden. Stairs also lead up to the first floor from the hallway while a further door leads to the dining room. This room has double doors opening to the garden and a handy understairs storage cupboard. Access to the kitchen is also off the dining room. The kitchen has an array of base and wall units with a built in tower oven and gas hob. At the rear of the kitchen is a door opening to the utility room which in turn gives access to the large airing cupboard, downstairs WC and door to the rear garden.

On the first floor are three double bedrooms, single bedroom and bathroom with a Velux window for extra light!

This fantastic home is further complemented by uPVC double glazing, gas central heating, detached garage, ample off road parking to the front and a lovely rear garden with patio seating areas with the remainder laid to lawn.

**Lounge** 18' 4" x 11' 11" (5.59m x 3.63m)

**Dining Room** 10' 10" x 9' 1" (3.30m x 2.77m)

**Kitchen** 13' 10" x 8' 5" (4.22m x 2.57m)

**Utility Room** 7' 5" x 11' 2" (2.26m x 3.40m) *maximum measurements*

**Bedroom One** 17' 5" x 8' 6" (5.31m x 2.59m)

**Bedroom Two** 14' 5" x 8' 11" (4.39m x 2.72m)

**Bedroom Three** 14' 5" x 9' 0" (4.39m x 2.74m) *maximum measurements*

**Bedroom Four** 9' 1" x 6' 0" (2.77m x 1.83m)

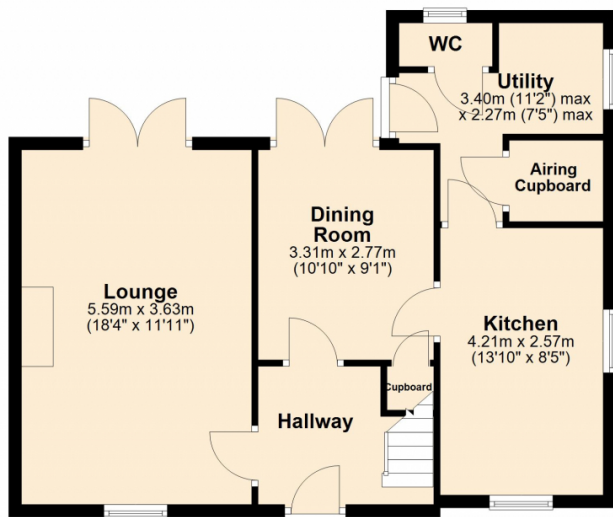
**Bathroom** 6' 8" x 5' 7" (2.03m x 1.70m)

**Detached Garage** 22' 2" x 9' 0" (6.76m x 2.74m)



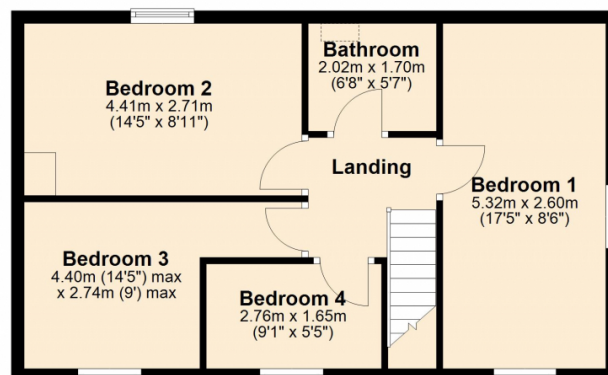
## Ground Floor

Approx. 57.3 sq. metres (616.6 sq. feet)



## First Floor

Approx. 49.9 sq. metres (537.0 sq. feet)



Total area: approx. 107.2 sq. metres (1153.5 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>	69	
(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

Address: Queens Road, Tewkesbury, GL20

