

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£217,500

Gravel Walk, Tewkesbury, GL20



 **2**  
Bedrooms

 **1**  
Bathroom

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- Terraced House
- Lounge with Log Burner
- Kitchen
- Downstairs Bathroom
- Porch
- Two Double Bedrooms
- Cellar
- Rear Garden with Outbuilding
- UPVC Double Glazing
- Gas Central Heating

**Wilkinson SLM are delighted to present this charming two-bedroom terraced house, nestled in the heart of Tewkesbury Town and brimming with character.**

The ground floor welcomes you with a cosy, cottage-style lounge featuring a charming log burner—perfect for those cosy evenings. A floor hatch reveals stairs to a cellar, which has been thoughtfully upgraded with damp course and concrete slab flooring. With plumbing for a washing machine, it offers a practical and versatile additional space.

An open doorway from the lounge leads to the kitchen, complete with a range of base and wall units and space for a fridge, freezer, and oven. A bi-fold door at the rear of the kitchen opens to the bathroom, while a patio door provides access to the courtyard and rear garden.

Stairs from the lounge take you to the first floor, where you'll find a spacious double bedroom featuring a useful storage cupboard above the stairs. A further staircase from the landing leads to the second floor, revealing a bright and airy open-plan bedroom.

Outside, the rear of the property boasts a delightful courtyard garden with an outbuilding that currently houses a tumble dryer, along with a raised seating area surrounded by mature shrubs—ideal for enjoying the outdoors.

Additional benefits include an entrance porch, gas central heating, and UPVC double glazing throughout.

**Porch** 2' 8" x 5' 4" (0.81m x 1.63m)

**Lounge** 10' 11" x 12' 2" (3.33m x 3.71m)  
Maximum Measurements

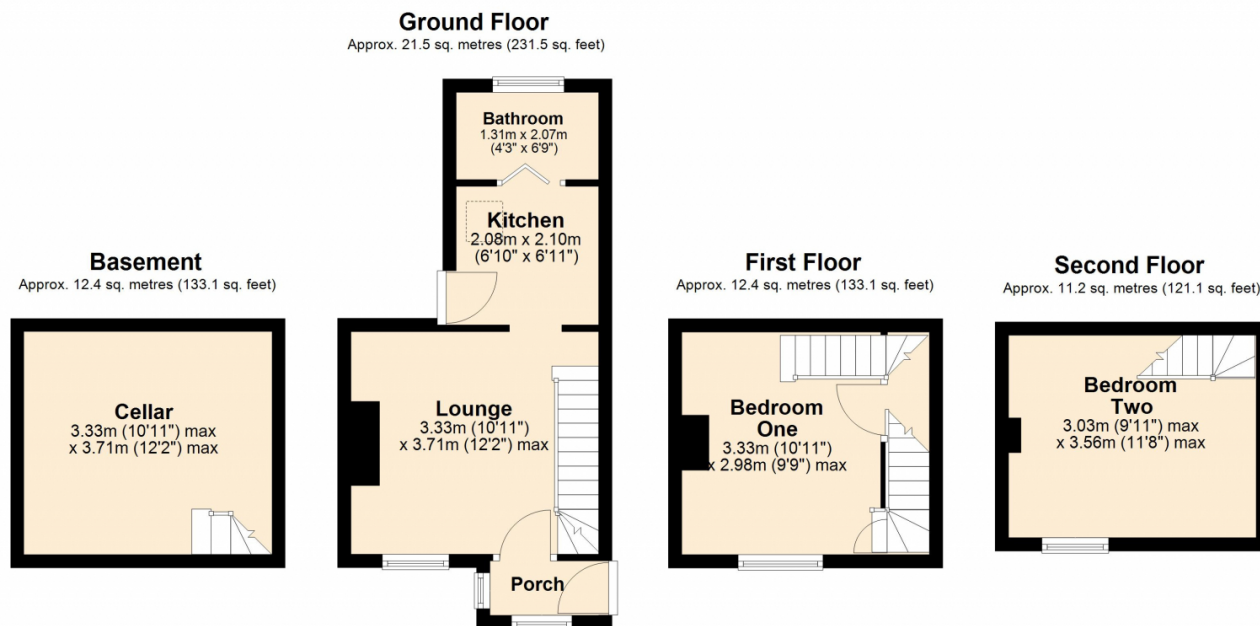
**Kitchen** 6' 10" x 6' 11" (2.08m x 2.11m)

**Bathroom** 4' 3" x 6' 9" (1.30m x 2.06m)

**Cellar** 10' 11" x 12' 2" (3.33m x 3.71m)  
Maximum measurements

**Bedroom One** 10' 11" x 9' 9" (3.33m x 2.97m)  
Maximum Measurements

**Bedroom Two** 9' 11" x 11' 8" (3.02m x 3.56m)  
Maximum Measurements



Total area: approx. 57.5 sq. metres (618.9 sq. feet)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         | 83                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 61      |                         |
| (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: Gravel Walk, Tewkesbury, GL20

