

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£347,000

Churchill Grove, Newtown, Tewkesbury, GL20



3

Bedrooms



1

Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |  
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- Extended Semi Detached Home
- Open Plan Lounge/Kitchen/Dining Room
- Three Double Bedrooms
- Refitted Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Front & Rear Garden
- En Bloc Garage
- Off Road Parking For One Car

Wilkinson SLM are delighted to offer for sale an extended and immaculately presented semi detached home located on the ever popular development of Newtown.

On entering this home you are blown away by the welcoming entrance hall that allows so much light and at the end of hallway a door opens into the wow factor! The open plan lounge/kitchen/dining room really is stunning. The lounge area has a feature fireplace with an opening through to the kitchen area which has an array of wall and base units which includes two tower ovens, built in microwave, integrated dishwasher and a built in induction hob inset into the island. The kitchen then has two archways that open out to the dining room with exposed brick, two skylights and double doors leading to the rear garden. This really is the perfect family get together downstairs space!

On the first floor are two double bedrooms a really good size third bedroom and a refitted shower room.

This stunning home is further complemented by UPVC double glazing, gas central heating, en bloc garage with off road parking in front for one car and a low maintenance rear garden with access to the garage and side access to the front.

Call us today so you don't miss out on your dream home!

**Lounge Area** 13' 0" x 11' 6" (3.96m x 3.51m)

**Kitchen Area** 16' 2" x 11' 1" (4.93m x 3.38m)  
maximum measurement

**Dining Area** 16' 6" x 8' 6" (5.03m x 2.59m)

**Bedroom One** 13' 8" x 11' 6" (4.17m x 3.51m)  
maximum measurements

**Bedroom Two** 12' 5" x 10' 0" (3.78m x 3.05m)  
maximum measurements

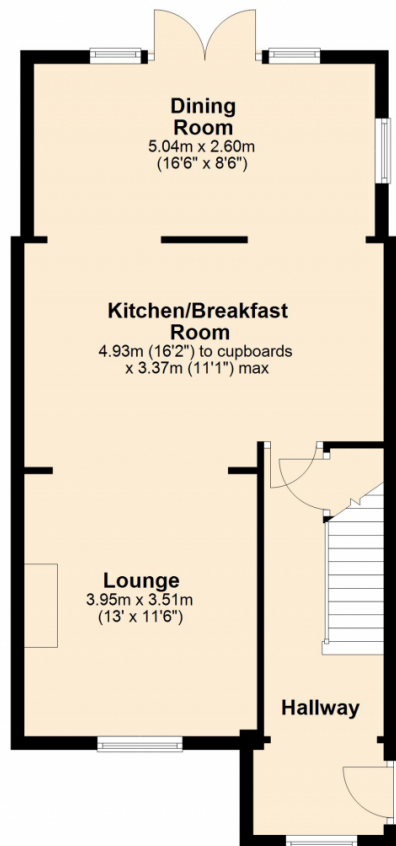
**Bedroom Three** 12' 6" x 6' 11" (3.81m x 2.11m)

**Refitted Bathroom** 6' 10" x 5' 6" (2.08m x 1.68m)



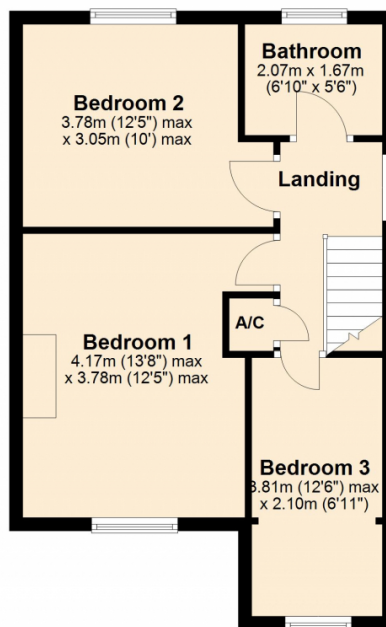
## Ground Floor

Approx. 57.0 sq. metres (613.5 sq. feet)



## First Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



Total area: approx. 100.1 sq. metres (1077.4 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>		
(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		
	70	79
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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