

WILKINSON

SALES • LETTINGS • MANAGEMENT

£325,000

Battle Road, Tewkesbury, GL20



3

Bedrooms



1

Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
Info@wilkinsonslm.co.uk

01684 367736



- Semi Detached House
- Three Bedrooms
- Lounge
- Dining Room
- Kitchen
- Utility
- Downstairs WC
- Bathroom
- Off Road Parking on Driveway
- UPVC Double Glazing
- Gas Central Heating

Wilkinson SLM are delighted to offer to the market a beautifully presented three-bedroom semi-detached home, ideally situated on the sought after Tewkesbury Park development. With easy access to the town centre and the leisure centre, this home is perfectly located.

The front door opens to a welcoming hallway with doors leading to the ground floor rooms and stairs to the first floor. The spacious lounge is perfect for relaxing and flows seamlessly into the dining room, where patio doors open out to the rear garden. The modern kitchen is fitted with a range of base and wall units, a built-in oven, hob and dishwasher, as well as space for a fridge freezer. A breakfast bar runs across the back of the room, providing a great spot for casual dining, and there is also a useful storage space. Completing the ground floor is a convenient WC and a partial garage conversion currently used as a utility room.

Upstairs, you will find three bedrooms, with bedrooms one and two benefiting from built-in wardrobes. A contemporary bathroom and an additional storage cupboard complete the first floor.

The rear garden is accessed via the dining room and offers a lovely balance of patio and lawn areas - perfect for outdoor entertaining and relaxation. Raised borders provide space for pots and decorative planting, and a side gate offers easy access to the front of the property. Further features include gas central heating, UPVC double glazing and a partial garage ideal for storage.

This wonderful home is ready to move into and would make a perfect choice for families or professionals alike.

Kitchen 11' 8" x 8' 2" (3.56m x 2.49m)

Lounge 11' 10" x 16' 4" (3.61m x 4.98m)

Dining Room 8' 11" x 15' 8" (2.72m x 4.78m)

Utility Room 11' 4" x 7' 10" (3.45m x 2.39m)
Maximum Measurements

Downstairs WC 5' 4" x 3' 0" (1.63m x 0.91m)

Bedroom One 12' 2" x 9' 8" (3.71m x 2.95m)

Bedroom Two 8' 9" x 11' 3" (2.67m x 3.43m)
Maximum Measurements

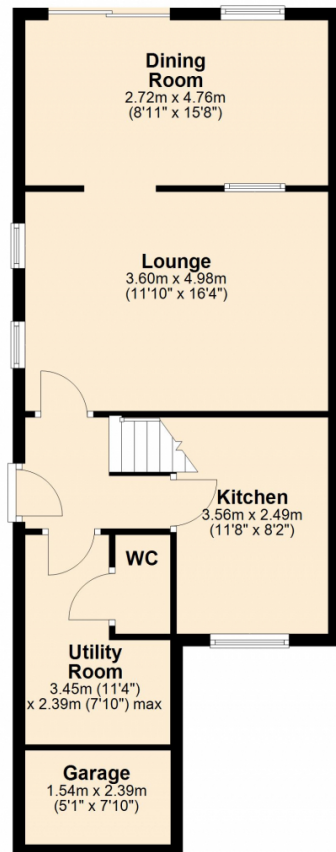
Bedroom Three 9' 2" x 6' 4" (2.79m x 1.93m)

Bathroom 5' 4" x 6' 8" (1.63m x 2.03m)

Garage 5' 1" x 7' 10" (1.55m x 2.39m)

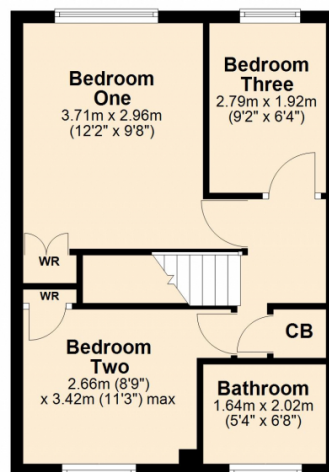
Ground Floor

Approx. 58.4 sq. metres (628.9 sq. feet)




First Floor

Approx. 36.0 sq. metres (387.9 sq. feet)



Total area: approx. 94.5 sq. metres (1016.8 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Address: 60 Battle Road, GL20

