

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£220,000

Barton Mews, Tewkesbury



3

Bedrooms



1

Bathroom

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- NO ONWARD CHAIN
- Three Storey Town House
- Lounge
- Kitchen
- Utility
- Downstairs WC
- Three Bedrooms
- Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Garage & Off Road Parking

Wilkinson SLM are delighted to present this well-located three-storey townhouse in the heart of Tewkesbury Town Centre, offered to the market with NO ONWARD CHAIN, a garage, and off-road parking – a rare combination for such a central position.

The front door opens into a generous entrance hallway, providing access to the utility room, a convenient downstairs WC, and a door leading out to the low-maintenance rear garden.

On the first floor, you'll find a bright and spacious lounge alongside a well-appointed kitchen featuring a range of wall and base units, a built-in oven and hob, and space for an under-counter fridge and freezer.

The second floor hosts three bedrooms and a modern fitted bathroom. Bedroom One further benefits from a built-in wardrobe, offering valuable storage.

Additional advantages of this townhouse include gas central heating and UPVC double glazing throughout.

**Lounge** 14' 7" x 14' 11" (4.45m x 4.55m)  
Maximum Measurements

**Kitchen** 7' 8" x 8' 3" (2.34m x 2.51m)

**Utility** 9' 9" x 6' 4" (2.97m x 1.93m)

**Downstairs WC** 4' 11" x 8' 3" (1.50m x 2.51m)

**Bedroom One** 12' 8" x 8' 5" (3.86m x 2.57m)  
Maximum Measurements

**Bedroom Two** 9' 9" x 8' 5" (2.97m x 2.57m)  
Maximum Measurements

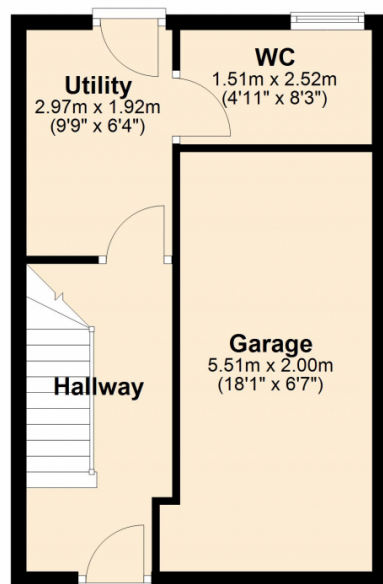
**Bedroom Three** 9' 8" x 6' 2" (2.95m x 1.88m)

**Bathroom** 6' 10" x 8' 1" (2.08m x 2.46m)  
Maximum Measurements

**Garage** 18' 1" x 6' 7" (5.51m x 2.01m)

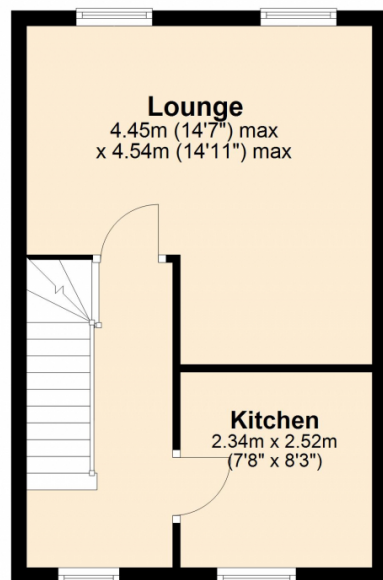
## Ground Floor

Approx. 32.3 sq. metres (347.8 sq. feet)



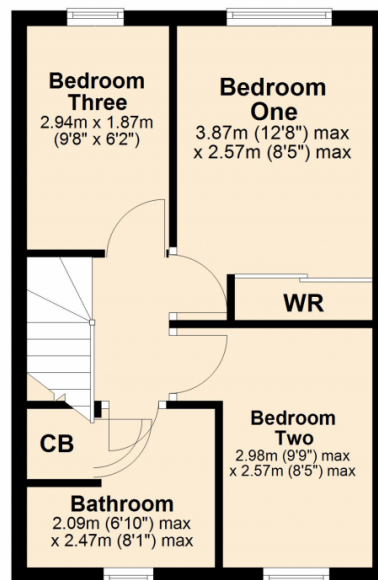
## First Floor

Approx. 32.3 sq. metres (347.8 sq. feet)



## Second Floor

Approx. 32.3 sq. metres (347.8 sq. feet)



Total area: approx. 96.9 sq. metres (1043.3 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	71	
(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: G120

