

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£205,000

Fitzhamon Park, Ashchurch, Tewkesbury, GL20



 2  
Bedrooms

 1  
Bathroom

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- Terraced House
- Lounge/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Private Rear Garden
- Off Road Parking
- UPVC Double Glazing
- Gas Central Heating
- Fully Owned Solar Panels

Wilkinson SLM are pleased to bring to market, a charming two bedroom terraced house, situated in Fitzhamon Park, Ashchurch with the advantage of off road parking on the driveway for two cars. With the upcoming Cotswolds Designer Outlet opening, close to the M5 for commuting and within the school catchment area, this is not one to miss. A perfect opportunity for first time buyers and rental investors.

The entrance porch leads to the hall with an archway to the right leading to the kitchen with an array of base and wall units as well as space and plumbing for a washing machine and dishwasher. From the hall a door leads to the lounge/dining room with a patio door opening out to the private rear garden.

The low maintenance rear garden has a patio area with a veranda above and the remainder laid with a mixture of grey and white stones as well as a garden shed. There is a back gate that then leads back to the main road on Fitzhamon Park.

Occupying the first floor are two double bedrooms with bedroom benefitting from a built in wardrobe. A family bathroom completes this floor.

Further benefits include, solar panels that the current owner fully owns, UPVC double glazing, gas central heating and off road parking at the front for two cars.

**Lounge/Dining Room** 16' 8" x 11' 7" (5.08m x 3.53m)

**Kitchen** 7' 10" x 7' 10" (2.39m x 2.39m)

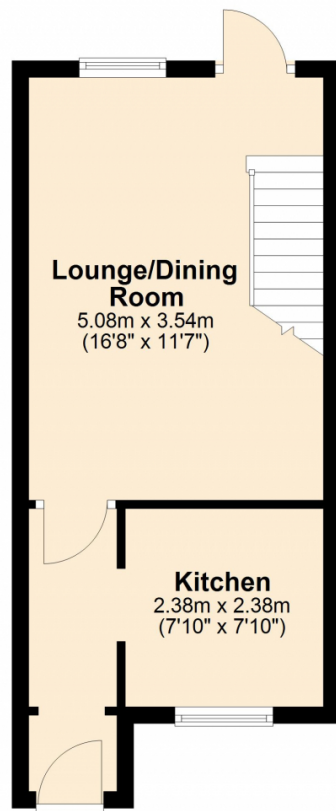
**Bedroom One** 12' 10" x 8' 4" (3.91m x 2.54m)

**Bedroom Two** 11' 10" x 6' 5" (3.61m x 1.96m)  
maximum measurements

**Bathroom** 8' 7" x 5' 0" (2.62m x 1.52m)

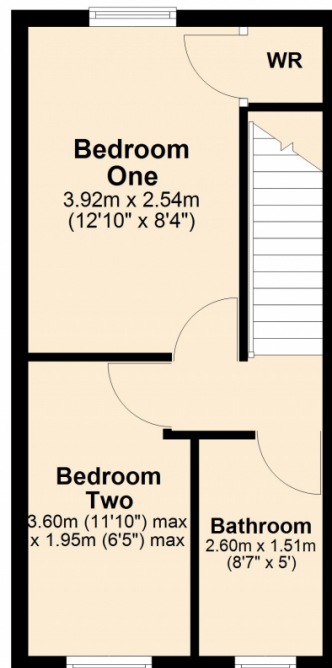
## Ground Floor

Approx. 27.8 sq. metres (299.5 sq. feet)




## First Floor

Approx. 26.7 sq. metres (287.9 sq. feet)



Total area: approx. 54.6 sq. metres (587.4 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	89
(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		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Address: Ashchurch, GL20

