

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£245,000

Warren Road, Ashchurch Gardens, Tewkesbury, GL20



 **3**  
Bedrooms

 **1**  
Bathroom

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- NO ONWARD CHAIN
- Mid Terrace Home
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Three Double Bedrooms
- Refitted Bathroom
- Outside Office Room
- UPVC Double Glazing
- Gas Central Heating
- Off Road Parking
- Rear Garden

Wilkinson SLM are excited to bring to market with NO ONWARD CHAIN a beautifully presented mid terrace home located on the ever popular development of Northway.

The welcoming hallway has stairs leading to the first floor with a door to the left leading to the kitchen/breakfast room and a door to the right leading to the lounge/dining room. The kitchen/breakfast room has the benefit of an integrated electric oven and hob and the fridge freezer and washing machine are included in the sale! A door leads to the rear garden with a further door opening to the lounge/dining room. This delightful light and airing room has a feature fireplace and sliding patio doors leading to the rear garden.

On the first floor are three actual double bedrooms with bedrooms one and two having the added benefit of built in wardrobes. There is also a large storage cupboard on this floor as well as the refitted bathroom suite.

The rear garden has a paved patio seating area with the remainder being laid to lawn with a walkway leading to the outside office room. This room would be great as a 'man cave', office room or a teenage hangout, having the added benefit of power and lighting.

Warren Road is an absolute must view and is further complemented by UPVC double glazing, gas central heating and off road parking to the front. Book your viewing with us today so you don't miss out! The owner is also happy to leave the sofa and dining table and chairs in the lounge/dining room and the beds in bedrooms one and two!

**Lounge/Dining Room** 21' 7" x 12' 7" (6.58m x 3.84m) *maximum measurements*

**Kitchen/Breakfast Room** 21' 3" x 10' 10" (6.48m x 3.30m) *maximum measurements*

**Bedroom One** 12' 8" x 9' 7" (3.86m x 2.92m)

**Bedroom Two** 10' 10" x 7' 10" (3.30m x 2.39m)

**Bedroom Three** 12' 7" x 8' 6" (3.84m x 2.59m) *maximum measurements*

**Refitted Bathroom** 7' 9" x 5' 4" (2.36m x 1.63m)

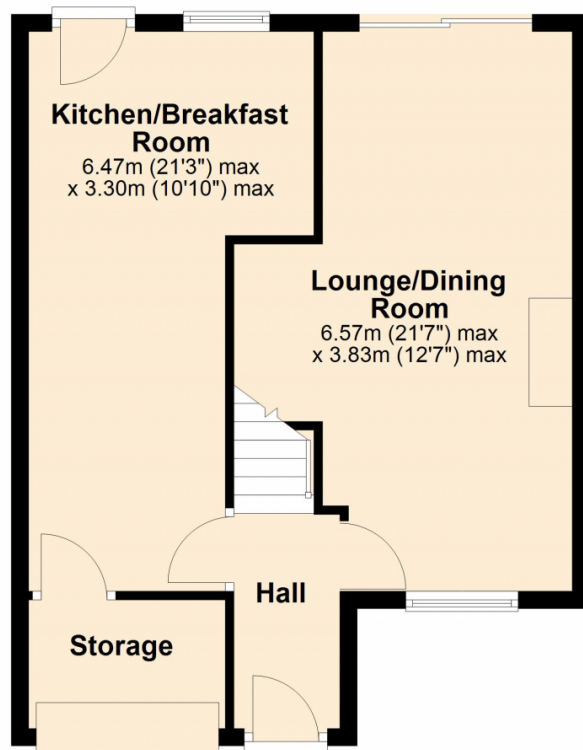
**Storage Room** 7' 9" x 4' 11" (2.36m x 1.50m)

**Outside Office Space** 11' 6" x 9' 6" (3.51m x 2.90m)



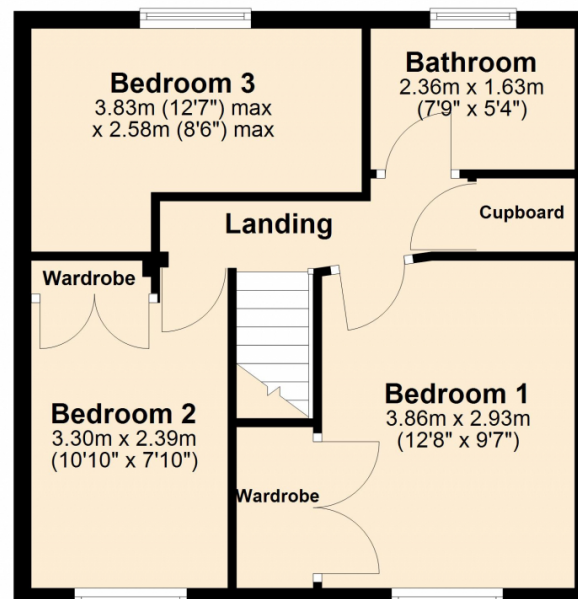
## Ground Floor

Approx. 46.4 sq. metres (499.4 sq. feet)



## First Floor

Approx. 40.7 sq. metres (437.9 sq. feet)



Total area: approx. 87.1 sq. metres (937.3 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: 4 Warren Road, GL20

