



R B WALTERS ESTATE AGENTS

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## Canterbury Leys, Tewkesbury, GL20 8BP.

Record Your Own Personal Property Notes Here -

**Extended Dormer Bungalow**

**Two Bathrooms**

**Separate Sitting Room**

**Parking for Two Cars**

**New Boiler in Last 4 Years**

**Three Bedrooms**

**Open Plan Living**

**Landscaped Garden**

**New Kitchen and Bathroom**

**Beautifully Presented**

**Offers in the Region Of £270,000**

# Canterbury Leys, Tewkesbury, GL20 8BP.

Offers in the Region Of £270,000

An extended and beautifully presented dormer bungalow in this popular residential location with good access to the town centre and M5 motorway as well as picturesque walks.

This semi-detached dormer style bungalow has been well maintained and improved by the current owner who has redecorated throughout in the past few years as well as refitted one of the bathrooms, the kitchen and landscaped the rear garden. The gas combi boiler was installed approximately 4 years ago and has been recently serviced.

The accommodation is well proportioned offers a good degree of flexibility with a living area and open plan kitchen to the front and then a private sitting room to the rear with doors opening to the garden. The master bedroom suite is located on the ground floor and has en suite shower whilst there is also a further bathroom. There are two bedrooms upstairs.

The rear garden is completely enclosed and a real sun trap with a Westerly facing aspect and enjoys a good degree of privacy. There is separate side access and the front provides parking for 2 cars.

## Services

- Mains Gas Central Heating
- Mains Electric
- Mains Water (metered)
- Mains Drainage
- Ultrafast Fibre Broadband Available

## Entrance Hall

**Living Room** 18' 10" x 10' 5" (5.74m x 3.17m)

**Kitchen** 9' 9" x 6' 11" (2.97m x 2.11m)

**Sitting Room** 11' 10" x 8' 2" (3.60m x 2.49m)

**Bedroom** 12' 1" x 11' 11" (3.68m x 3.63m)

## En Suite Shower

## Bathroom

## First Floor Landing

**Bedroom** 13' 8" x 8' 7" (4.16m x 2.61m)


**Bedroom** 13' 7" x 5' 10" (4.14m x 1.78m)

## OUTSIDE

## Off Road Parking

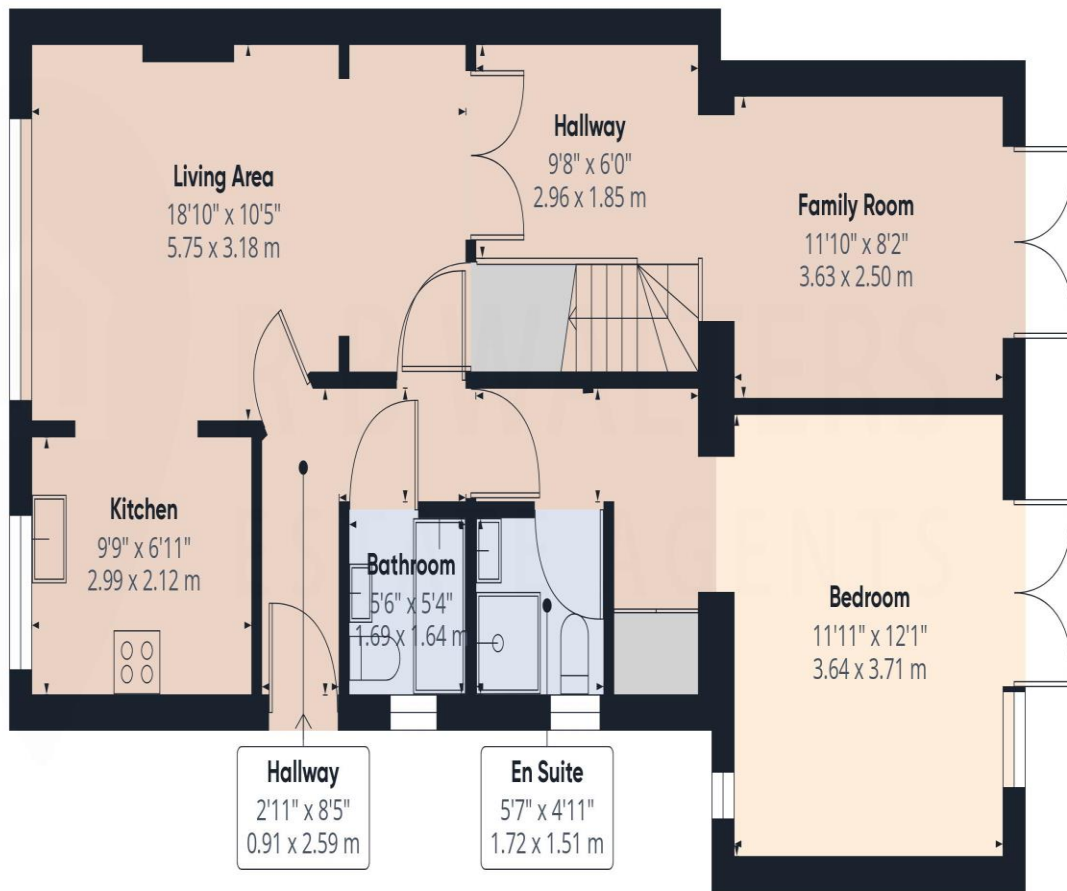
## Rear Garden

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



Approximate total area<sup>(1)</sup>

765.82 ft<sup>2</sup>

71.15 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor