



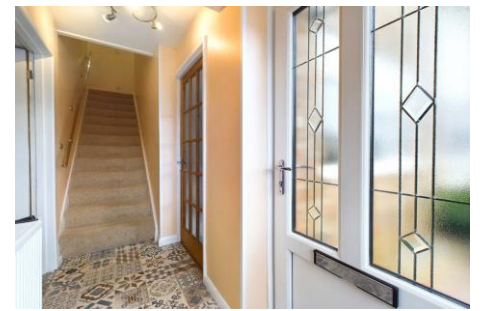
R B WALTERS ESTATE AGENTS

R B Walters Estate Agents

Tel: 01452 260993

www.rbwaltersestateagents.co.uk

Email: enquiries@rbwalters.co.uk



## Stanford Road, Tewkesbury, GL20 8QU.

Use This Section to Record Your Own Personal Property Notes -

**Extended Family Home**

**Garage**

**Three Bedrooms**

**Private South facing Rear Garden**

**Off Road parking for 5/6 Cars**

**Solar Panels**

**Good Size Lounge and Dining Room**

**Well Presented**

**£270,000**

Extended house with ample off road parking for 5/6 cars and a garage. The accommodation is extremely spacious with a large lounge and dining room whilst the rear garden is completely private.

This mid terraced family home has been extended to the rear so now has a large lounge with good size dining room whilst the kitchen offers extensive worktop space. The garage has been part converted with storage remaining at the front and the rear being currently used as office space and this can be accessed from the hallway. Upstairs there are 3 generous bedrooms and a family bathroom. The accommodation is well presented throughout and features some Karndean flooring.

A real feature and benefit of this property is the ample off road parking at the front where you can easily accommodate 5/6 vehicles and the rear garden is extremely private with a good size patio and a Southerly aspect. The property further benefits from solar panels which were fitted in approximately 2015 and currently provide reduced electric bills and a £600 per annum feed in payment. Ownership of these will be passed to the new owner.

**Services**

- Mains Gas Central Heating
- Mains Electric
- Owned Solar Panels
- Mains Water (not metered)
- Mains Drainage
- Ultrafast Fibre Broadband Available

**Entrance Hall**

**Lounge** 22' 0" x 9' 2" (6.70m x 2.79m)

**Dining Room** 10' 10" x 9' 0" (3.30m x 2.74m)

**Kitchen** 11' 0" x 11' 0" (3.35m x 3.35m)

**First Floor Landing**

**Bedroom** 13' 0" x 9' 10" (3.96m x 2.99m)

**Bedroom** 13' 0" x 7' 9" (3.96m x 2.36m)

**Bedroom** 9' 3" x 9' 0" (2.82m x 2.74m)

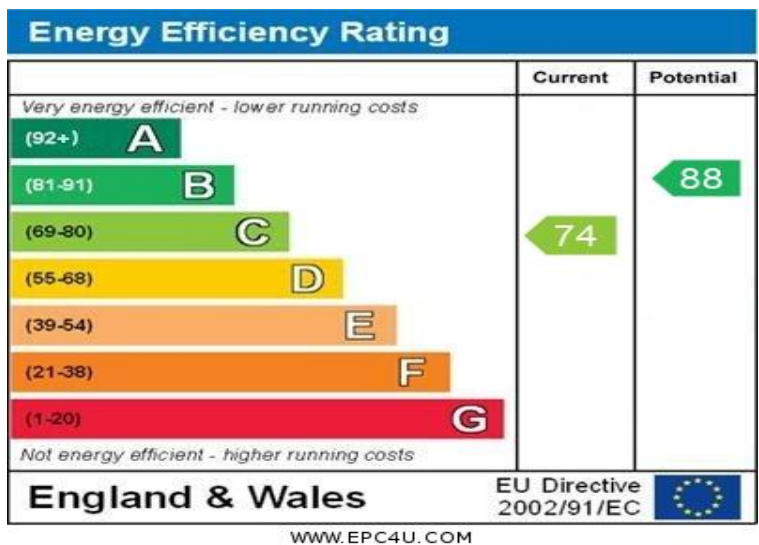
**Bathroom**

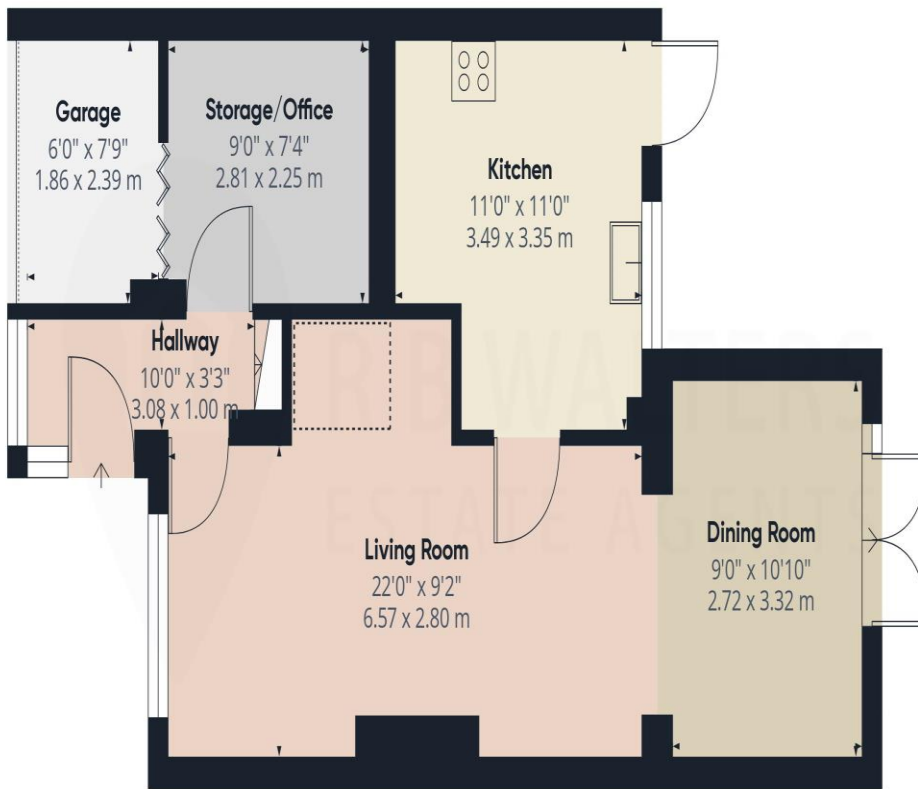
**OUTSIDE**

**Driveway Parking 5/6 Cars**

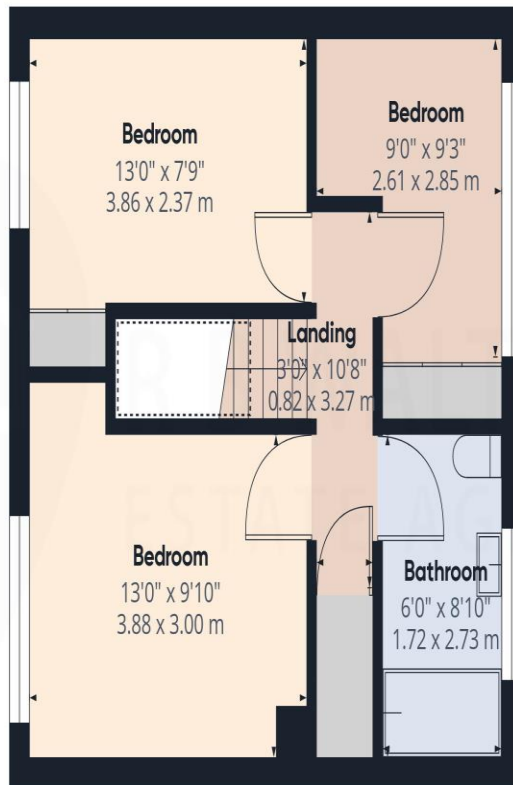
**Garage** 15' 0" x 7' 9" (4.57m x 2.36m)  
Currently divided in to storage and office space.

**Rear Garden**





Ground Floor



Floor 1

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

1012.35 ft<sup>2</sup>

94.05 m<sup>2</sup>

**Reduced headroom**

13.35 ft<sup>2</sup>

1.24 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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