



3

Bedrooms



1

Bathroom



- Semi Detached Home
- Porch
- Lounge with Fireplace
- Office
- Kitchen
- Downstairs WC
- Three Bedrooms
- Bathroom
- Car Porch
- Rear Garden
- Front Garden with Driveway
- Gas Central Heating
- UPVC Double Glazing

Wilkinson SLM are delighted to bring to the market a Three bedroom semi detached home with NO ONWARD CHAIN on the outskirts of Tewkesbury Town Centre.

A useful porch welcomes you into the home and leads to a hallway with stairs to the first floor and a door to the spacious lounge. The lounge features a front facing window that allows for lots of natural light and a feature fireplace, creating a warm and inviting space. From here, a door leads through to the rest of the ground floor, where you'll find a versatile office with internal windows looking onto the kitchen, a convenient downstairs WC and an understairs storage cupboard. Stretching across the rear of the home, the kitchen offers a range of base and wall units, a built in oven and hob, and a space for a washing machine and fridge freezer. A patio door opens to the carport and rear garden.

Upstairs, there are three bedrooms with bedroom one benefiting from built-in wardrobes. A family bathroom with a handy storage cupboard completes the first floor.

Outside the carport provides a useful covered space with a newly refitted roof, while the rear garden offers a paved seating area, a raised lawn with mature shrubs and an apple tree and an additional patio ideal for relaxing or socialising with friends and family.

Further features include a driveway with parking for two cars, UPVC double glazing and gas central heating.

**Lounge** 12' 5" x 15' 5" (3.78m x 4.70m)

Maximum Measurements

**Office** 8' 8" x 12' 5" (2.64m x 3.78m)

Maximum Measurements

**Kitchen** 9' 10" x 14' 10" (3.00m x 4.52m)

**WC** 5' 9" x 3' 0" (1.75m x 0.91m)

**Bedroom One** 10' 6" x 8' 9" (3.20m x 2.67m)

**Bedroom Two** 11' 0" x 9' 6" (3.35m x 2.90m)

Maximum Measurements

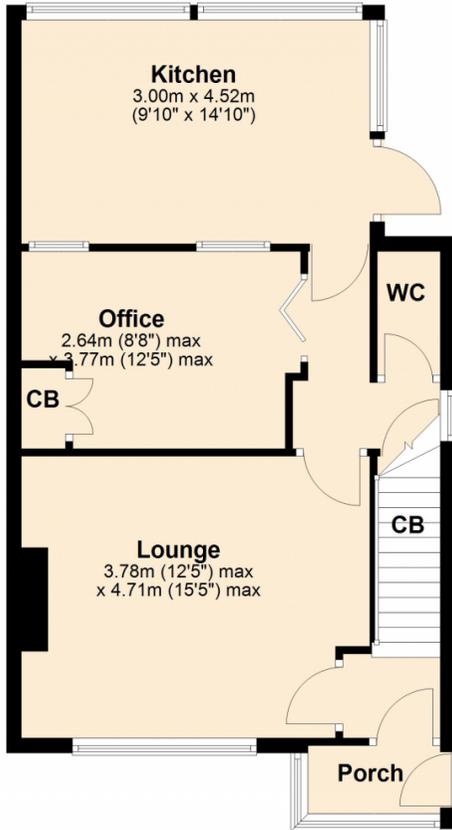
**Bedroom Three** 7' 7" x 8' 8" (2.31m x 2.64m)

**Bathroom** 7' 0" x 6' 7" (2.13m x 2.01m)

Maximum Measurements

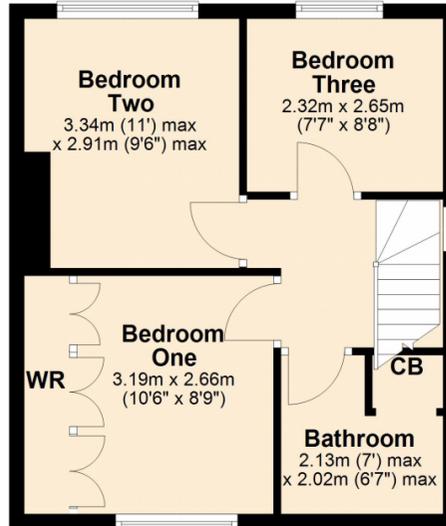
### Ground Floor

Approx. 53.3 sq. metres (573.8 sq. feet)



### First Floor

Approx. 37.6 sq. metres (404.3 sq. feet)



Total area: approx. 90.9 sq. metres (978.1 sq. feet)

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>62</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

Address: 3 Foresters Road, GL20

