



4

Bedrooms



1

Bathroom



- Semi Detached House
- NO ONWARD CHAIN
- In Need Of Modernisation
- Dual Aspect Lounge
- Kitchen & Dining Area
- Workshop
- Downstairs WC
- Four Bedrooms
- Refitted Shower Room
- Westerly Facing Rear Garden with Side Access & Lean To Storage Area
- Ample Driveway Parking
- UPVC Double Glazing
- Gas Central Heating

Wilkinson SLM are delighted to present to the market, with NO ONWARD CHAIN, this generously proportioned four bedroom semi detached house, ideally located within the sought-after Northway development. Offering a fantastic opportunity for buyers looking to modernise and personalise, this house provides a substantial footprint and endless potential to create a truly bespoke family home. In need of updating throughout, the home already benefits from a well laid-out and versatile interior. The ground floor welcomes you with an entrance hall leading into a dual aspect lounge, featuring double doors that open onto the rear garden and a feature fireplace with a brick surround. The adjoining kitchen flows seamlessly into a dining area. The kitchen is fitted with a range of base and wall units, along with a built-in electric tower oven, separate oven/grill and gas hob. A useful storage cupboard adds further practicality. From the kitchen, an inner corridor provides access to the side of the house, the rear garden and a workshop complete with power and lighting. This in turn leads to a convenient downstairs WC. Externally, the house boasts a WESTERLY FACING rear garden, predominantly laid to lawn and complemented by a patio seating area. To the side, a lean-to offers further storage and access through to the front of the house. Upstairs, the first floor comprises three double bedrooms and a good sized single bedroom, offering flexible accommodation for families or those needing a home office. The principal bedroom benefits from an over-stairs storage cupboard. A refitted shower room completes the first floor, enhanced by an additional built-in storage cupboard. Further benefits include UPVC double glazing, gas central heating and ample driveway parking to the front. This house represents an exciting renovation opportunity for buyers with vision, looking to transform a spacious home. Early viewing is highly recommended to fully appreciate the potential on offer.

**Lounge** 17' 9" x 11' 4" (5.41m x 3.45m) *maximum measurements*

**Kitchen** 7' 5" x 13' 8" (2.26m x 4.17m) *maximum measurements*

**Dining Area** 9' 9" x 10' 5" (2.97m x 3.17m)

**Bedroom One** 11' 10" x 14' 9" (3.61m x 4.50m) *maximum measurements*

**Bedroom Two** 12' 5" x 9' 10" (3.78m x 3.00m)

**Bedroom Three** 11' 10" x 10' 5" (3.61m x 3.17m) *maximum measurements*

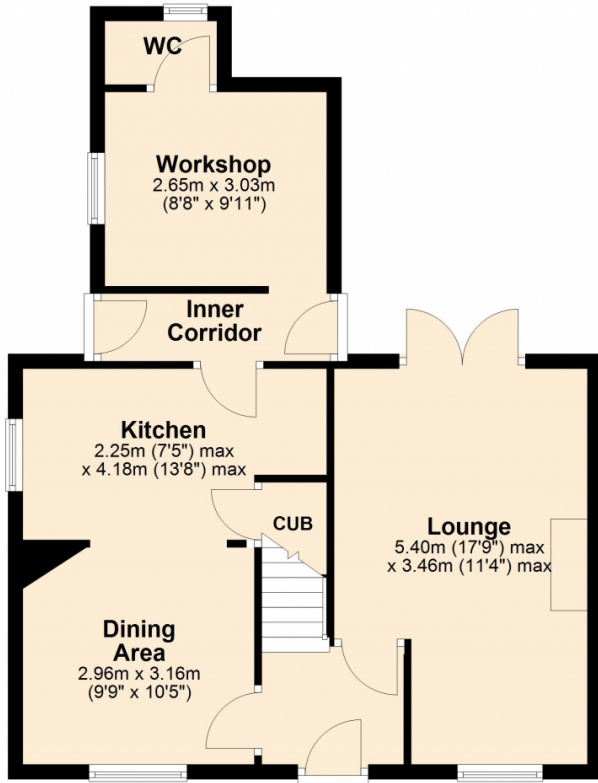
**Bedroom Four** 7' 4" x 8' 5" (2.24m x 2.57m)

**Shower Room** 7' 4" x 7' 4" (2.24m x 2.24m) *maximum measurements*

**Workshop** 8' 8" x 9' 11" (2.64m x 3.02m)

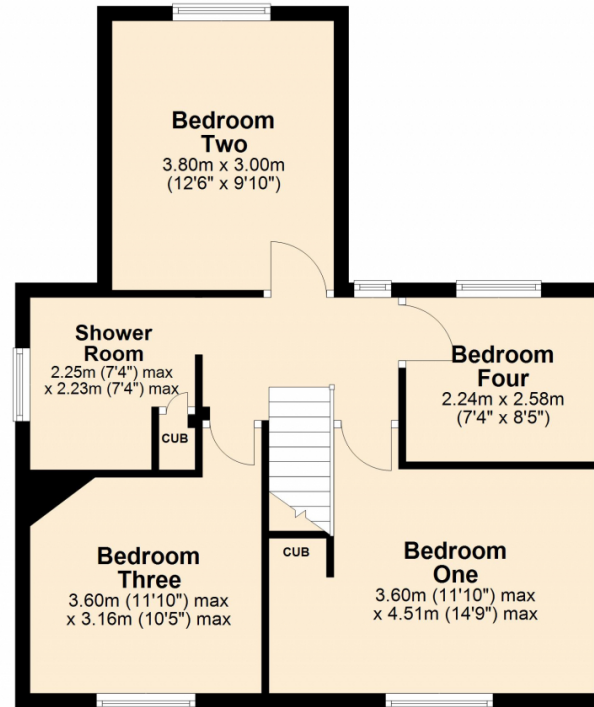
### Ground Floor

Approx. 54.6 sq. metres (587.8 sq. feet)




### First Floor

Approx. 53.1 sq. metres (571.8 sq. feet)



Total area: approx. 107.7 sq. metres (1159.6 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(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: Tewkesbury, GL20

