

WILKINSON

SALES • LETTINGS • MANAGEMENT

£299,950

Thirlebrook Cottages, Aston Cross, Tewkesbury, GL20



3

Bedrooms



1

Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- Semi Detached House
- NO ONWARD CHAIN
- Lounge with Log Burner
- Dining Room
- Kitchen with Side Access to Front & Rear Gardens
- Conservatory
- Three Bedrooms
- Four Piece Bathroom Suite
- Westerly Facing and Private Rear Garden with Side Gate Access
- Detached Garage with Driveway Parking
- Front Garden
- UPVC Double Glazing & Gas Central Heating
- Rare Opportunity

Wilkinson SLM are delighted to bring to the market this rare opportunity to purchase, with NO ONWARD CHAIN, a charming three bedroom semi-detached home within the sought-after Thirlebrook Cottages, benefiting from a desirable Westerly Facing rear garden, detached garage, driveway parking and generous living accommodation throughout. Upon arrival, the house is approached via a front garden and driveway providing off-road parking and access to the detached garage. The front door opens into an entrance hallway with a spacious lounge to the right of the hallway, featuring a cosy log burner, ideal for those winter evenings. A large open archway flows seamlessly through to the dining room, which enjoys a feature fireplace and double doors opening into the conservatory. The conservatory provides a wonderful additional reception space, flooded with natural light and offering pleasant views across the Westerly Facing rear garden, with double doors leading directly outside. The kitchen is accessed from the dining room and with a range of base and wall units, built-in electric oven and gas hob. Further benefits include a useful alcove, an understairs storage cupboard and a side door providing convenient access to the rear garden. Externally, the private and enclosed rear garden is a particular highlight. A patio area offers the perfect space for outdoor furniture, leading to a side gate which provides access to the driveway, detached garage and front of the house. The remainder of the garden is mainly laid to lawn, bordered by established hedging and shrubs. A garden shed offers additional storage, while a side door to the detached garage allows direct access from the garden. Stairs rise from the hallway to the first floor landing, where there are two well-proportioned double bedrooms and a further single bedroom. The principal bedroom benefits from two built-in double wardrobes, while bedroom three features a useful storage cupboard over the stairwell. Completing the accommodation is a four-piece family bathroom suite, filled with natural light from two windows. Further advantages include UPVC double glazing, gas central heating, off-road parking and a front garden. Properties within Thirlebrook Cottages are rarely available, making this a fantastic opportunity not to be missed. Early viewing is highly recommended to fully appreciate everything this delightful home has to offer.

Lounge 13' 0" x 12' 1" (3.96m x 3.68m)

Dining Room 10' 3" x 9' 11" (3.12m x 3.02m)

Kitchen 10' 4" x 7' 10" (3.15m x 2.39m) *maximum measurements*

Conservatory 11' 9" x 9' 3" (3.58m x 2.82m) *maximum measurements*

Bedroom One 13' 0" x 9' 10" (3.96m x 3.00m) *maximum measurements*

Bedroom Two 10' 4" x 11' 10" (3.15m x 3.61m) *maximum measurements*

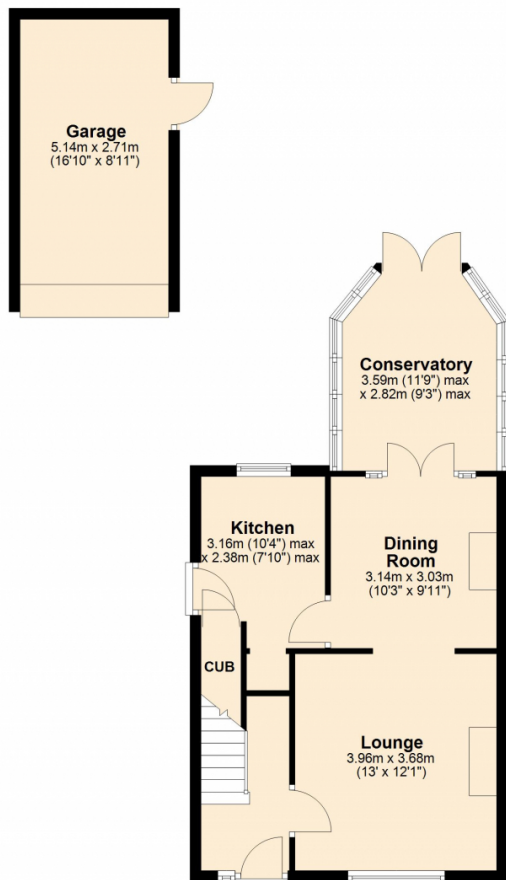
Bedroom Three 9' 8" x 6' 11" (2.95m x 2.11m) *maximum measurements*

Bathroom 5' 6" x 8' 3" (1.68m x 2.51m)

Garage 16' 10" x 8' 11" (5.13m x 2.72m)

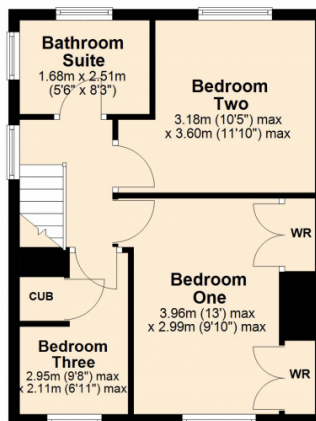
Ground Floor

Approx. 62.6 sq. metres (673.6 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.9 sq. feet)



Total area: approx. 101.4 sq. metres (1091.5 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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