

WILKINSON

SALES • LETTINGS • MANAGEMENT

£231,000

Claydon Way, Pamington, Tewkesbury, GL20



 3

Bedrooms

 2

Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- 60% SHARED OWNERSHIP
- Detached House
- Lounge
- Kitchen/Dining Room with Integrated Appliances
- Three Double Bedrooms
- Ensuite & Family Bathroom
- Westerly Facing Rear Garden with Side Access
- Garage & Driveway Parking
- UPVC Double Glazing
- Gas Central Heating
- NHBC Warranty (6 Years)

Wilkinson SLM are delighted to present to the market this beautifully presented, three bedroom detached home, offered with 60% SHARED OWNERSHIP and NO ONWARD CHAIN. Situated within the highly sought-after Pamington area and combining modern living with a convenient location, this home provides an excellent opportunity for first-time buyers or growing families to step onto the property ladder while enjoying the benefits of a spacious detached home. Positioned within easy reach of a range of local amenities including the popular Cotswold Designer Outlet, as well as transport links with the M5 motorway and Ashchurch Train Station, the house offers both comfort and practicality for everyday living and commuting. Upon entering the home, you are welcomed by a light and airy entrance hallway. To the left is a spacious lounge and to the right of the hallway is a convenient downstairs WC. Continuing through the hallway leads to the modern kitchen/dining room. The contemporary kitchen is fitted with a range of base and wall units, offering ample storage and is well equipped with a selection of integrated appliances including a fridge freezer, dishwasher, washing machine, built-in electric oven and gas hob. A practical understairs storage cupboard, with space for a tumble dryer, adds further functionality. From the dining area, French doors open out to the rear garden. The WESTERLY FACING rear garden is both private and low maintenance, featuring a patio seating area perfect for outdoor furniture, with the remainder mainly laid to lawn. To one side of the house is a stoned area, providing useful additional outdoor storage space, while the opposite side offers gated access leading to the garage and front of the house. Stairs rise from the hallway to the first-floor landing, which benefits from a useful storage cupboard. The upstairs accommodation comprises three well proportioned double bedrooms. Bedroom one enjoys the added benefit of an ensuite shower room, while the remaining bedrooms are served by a modern family bathroom. Externally, the house further benefits from UPVC double glazing, gas central heating, a garage complete with power and lighting and driveway parking to the front. This much loved family home offers a wonderful blend of space, style and location, making it an excellent opportunity for buyers seeking modern living. Early viewing is highly recommended to fully appreciate everything this fantastic home has to offer.

Market Share – 60% (231,000) Estate Charge - £30.46pcm Monthly Lease Management Fee - £27.48pcm Rent - £447.50pcm Building Insurance - £17.04pcm Lease Length – 990 years from 2022

Lounge 15' 5" x 11' 6" (4.70m x 3.51m)

Kitchen/Dining Room 14' 0" x 18' 10" (4.27m x 5.74m) *maximum measurements*

Bedroom One 9' 8" x 11' 8" (2.95m x 3.56m) *maximum measurements*

Ensuite 5' 8" x 6' 10" (1.73m x 2.08m) *maximum measurements*

Bedroom Two 11' 2" x 9' 9" (3.40m x 2.97m)

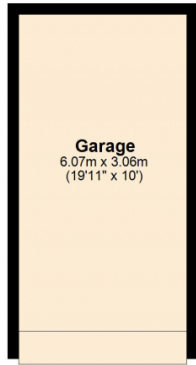
Bedroom Three 11' 2" x 8' 10" (3.40m x 2.69m)

Bathroom 7' 0" x 6' 4" (2.13m x 1.93m)

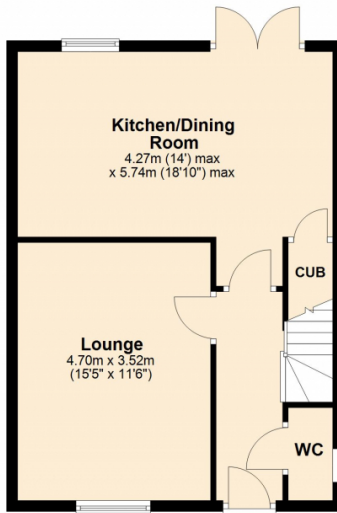
Garage 19' 11" x 10' (6.07m x 3.05m)

Ground Floor

Approx. 65.5 sq. metres (704.6 sq. feet)



Garage
6.07m x 3.06m
(19'11" x 10')



Kitchen/Dining Room
4.27m (14') max
x 5.74m (18'10") max

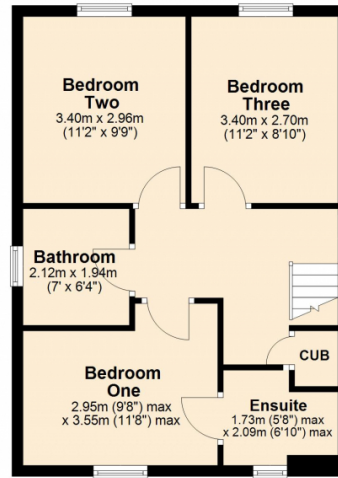
Lounge
4.70m x 3.52m
(15'5" x 11'6")

CUB

WC

First Floor

Approx. 46.9 sq. metres (504.8 sq. feet)



Bedroom Two
3.40m x 2.96m
(11'2" x 9'9")

Bedroom Three
3.40m x 2.70m
(11'2" x 8'10")

Bathroom
2.12m x 1.94m
(7' x 6'4")

Bedroom One
2.95m (9'8") max
x 3.55m (11'8") max

Ensuite
1.73m (5'8") max
x 2.09m (6'10") max

CUB

Total area: approx. 112.4 sq. metres (1209.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(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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