

WILKINSON

SALES • LETTINGS • MANAGEMENT

£190,000

Warwick Place, Tewkesbury, GL20



 **2**
Bedrooms

 **1**
Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- Mid Terrace Home
- Lounge/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Double Glazing
- Gas Central Heating
- Rear Garden

Wilkinson SLM are delighted to offer for sale this well-presented two bedroom mid-terrace home, ideally situated within the well-established residential development of Priors Park.

The accommodation is arranged over two floors and begins with an entrance hall providing access to the principal ground floor rooms. To the right is a spacious front-to-back lounge/dining room, featuring a charming fireplace with gas fire inset, creating a warm and inviting living space ideal for both relaxation and entertaining.

Also accessed from the hallway is the fitted kitchen, which benefits from a built-in oven and hob, along with space for a washing machine and fridge freezer. The kitchen further provides a useful storage cupboard and a door leading directly out to the rear garden.

To the first floor are two generously sized double bedrooms and a family bathroom. Bedroom two additionally benefits from a built-in wardrobe, offering convenient storage.

Externally, the rear garden enjoys a paved patio seating area, perfect for outdoor dining, with the remainder mainly laid to lawn. The garden also benefits from side access and a useful storage shed.

Further advantages of this home include double glazing and gas central heating, with a new boiler installed in 2023 that benefits from a 7-year warranty.

This property would make an excellent first-time purchase, investment opportunity, or downsizing option, and early viewing is recommended.

Lounge/Dining Room 20' 11" x 10' 6" (6.38m x 3.20m)
maximum measurements

Kitchen 10' 5" x 9' 10" (3.17m x 3.00m)
maximum measurements

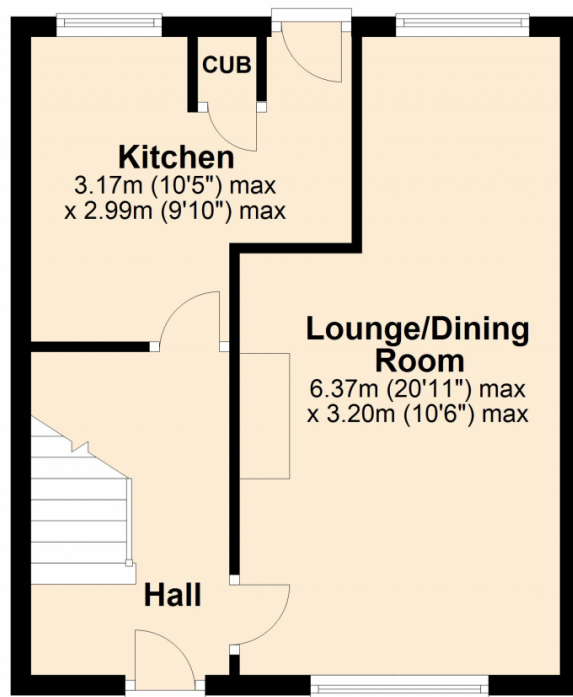
Bedroom One 17' 4" x 9' 10" (5.28m x 3.00m)
maximum measurements

Bedroom Two 11' 3" x 9' 9" (3.43m x 2.97m)

Bathroom 7' 8" x 5' 5" (2.34m x 1.65m)

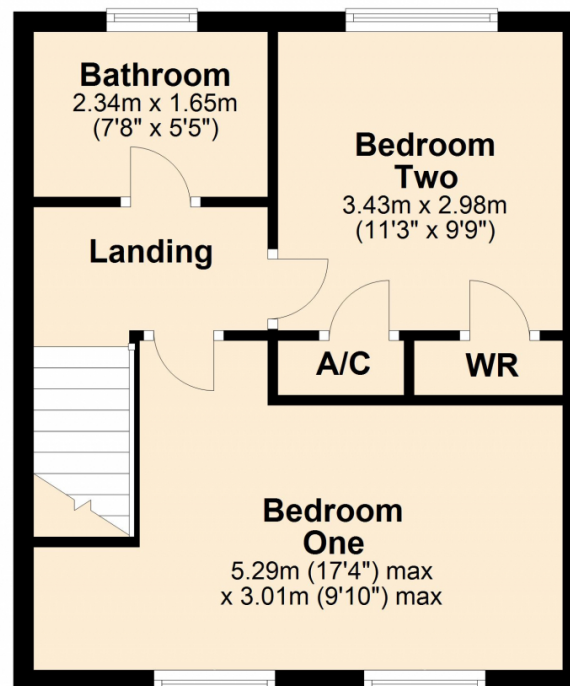
Ground Floor

Approx. 33.7 sq. metres (362.6 sq. feet)



First Floor

Approx. 33.7 sq. metres (362.6 sq. feet)



Total area: approx. 67.4 sq. metres (725.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	80
(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

Address: Warwick Place, Tewkesbury, GL20

