

WILKINSON

SALES • LETTINGS • MANAGEMENT

£350,000

Ashchurch Road, Newtown, Tewkesbury, GL20



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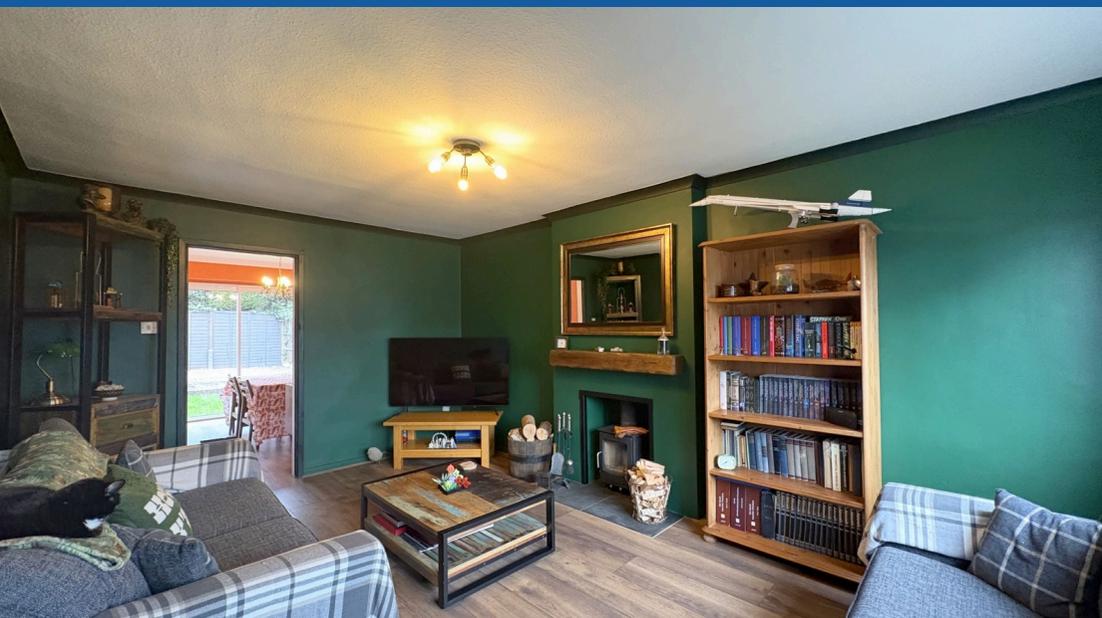
Bedrooms

 1

Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- Link Detached House
- Lounge with Log Burner
- Dining Room with Sliding Doors to Rear Garden
- Kitchen with Pantry
- Conservatory
- Utility & Downstairs WC
- Three Bedrooms
- Family Bathroom & Separate WC
- Low Maintenance Rear Garden with Side Access
- Garage with Power & Lighting Ample Parking on Driveway
- UPVC Double Glazing
- Gas Central Heating with Combination Boiler Installed 2023 with 12 Year Warranty

Wilkinson SLM are delighted to bring to market this well-presented three bedroom LINK DETACHED family home, ideally positioned within the ever-popular Newtown estate. Perfectly located for modern living, the home offers excellent access to the M5 for commuters, falls within school catchment areas, and is close to a range of local amenities. Upon arrival, an entrance porch provides a practical space for coats and shoes before opening into a welcoming hallway. To the right, the spacious lounge is enhanced by the addition of a charming log burner—perfect for cosy winter evenings. An open archway leads seamlessly through to the dining room, which benefits from sliding doors opening onto the rear garden, creating an ideal space for entertaining and family gatherings. From the dining room, a further opening leads into the kitchen, which also connects back to the hallway, creating a convenient looped layout on the ground floor. The kitchen is equipped with a range of base and wall units, an electric oven and hob and the advantage of a built-in pantry for additional storage. A door from the kitchen leads into the conservatory, a versatile and light-filled space with direct access to the rear garden, ideal for a variety of uses to suit personal needs. From the conservatory, a door leads to the utility room, which offers space and plumbing for both a washing machine and tumble dryer, as well as access into the garage. The garage benefits from power and lighting, along with useful boarded storage space above. Completing the ground floor accommodation is a convenient downstairs WC, incorporating a practical understairs storage cupboard. Externally, the low-maintenance rear garden is a private and pleasant space, featuring a combination of patio areas, stone borders and a lawn. Side gate access leads to the front garden and driveway, enhancing convenience and accessibility. The first floor comprises two well-proportioned double bedrooms and a good-sized single bedroom, with the bedroom one benefiting from built-in wardrobes. The modern and stylish family bathroom features an overhead electric shower and a built-in vanity cupboard, while a separate WC and an airing cupboard complete the first floor. Further enhancing this charming and delightful home are UPVC double glazing throughout, gas central heating powered by a combination boiler installed in March 2023 with a 12-year warranty and ample driveway parking for at least four vehicles.

Lounge 16' 7" x 11' 2" (5.05m x 3.40m)

Dining Room 11' 5" x 8' 9" (3.48m x 2.67m)

Kitchen 13' 11" x 7' 11" (4.24m x 2.41m)

Conservatory 9' 7" x 6' 3" (2.92m x 1.91m)

Utility 4' 10" x 7' 11" (1.47m x 2.41m)

Bedroom One 15' 1" x 9' 1" (4.60m x 2.77m)

Bedroom Two 13' 1" x 8' 10" (3.99m x 2.69m)

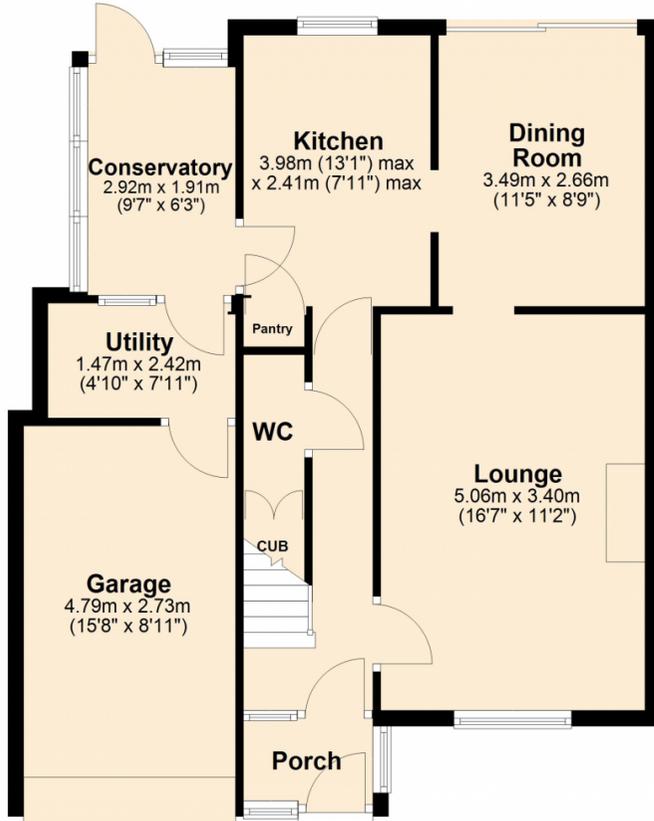
Bedroom Three 9' 9" x 7' 9" (2.97m x 2.36m)

Bathroom 6' 6" x 5' 7" (1.98m x 1.70m)

Garage 15' 8" x 8' 11" (4.78m x 2.72m)

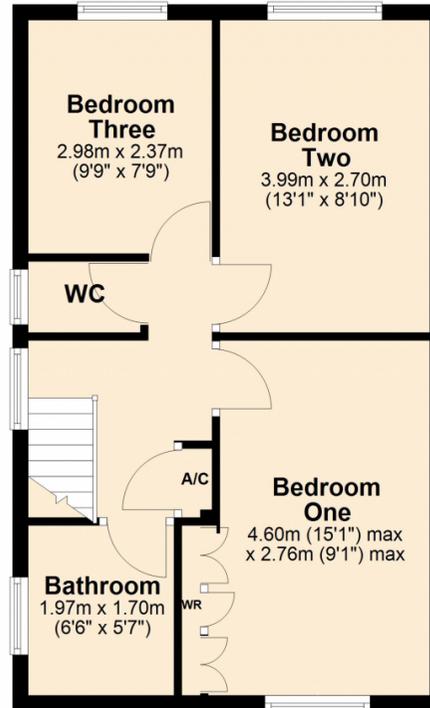
Ground Floor

Approx. 70.1 sq. metres (754.2 sq. feet)



First Floor

Approx. 44.1 sq. metres (475.2 sq. feet)



Total area: approx. 114.2 sq. metres (1229.4 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

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