



 2
Bedrooms

 1
Bathroom



- Terraced House
- Lounge with Wood Burner
- Kitchen/Breakfast Room with Integrated Appliances
- Two Double Bedrooms
- Four Piece Bathroom Suite
- Rear Garden & Courtyard
- Wet Cellar
- UPVC Double Glazing
- Gas Central Heating
- Character Home

Wilkinson SLM are delighted to present to the market this charming and characterful two-bedroom terraced home, ideally situated in the heart of Tewkesbury Town.

Upon entering the property, you are welcomed into a cosy lounge, complete with a feature log burner for those cooler evenings. A door from the lounge leads through to the well-appointed kitchen/breakfast room, which offers a range of base and wall units alongside integrated appliances, including a fridge freezer, washing machine and dishwasher. There is also a built-in electric oven, electric hob and extractor hood, making this a practical and functional space. From the kitchen, a door provides access to a useful wet cellar. This space offers excellent potential for conversion, subject to the necessary works and permissions. An external door from the kitchen opens out to a private courtyard, with a right of access pathway leading to the rear garden. The garden is a true highlight of the home, coming alive in the spring and summer months with an array of flowering plants, shrubs, and established borders. Predominantly laid to patio, the space also features a charming vegetable plot and a pergola. Stairs rise from the lounge to the first floor, where you will find a double bedroom complete with two built-in wardrobes, as well as a generous four-piece bathroom suite. A further staircase leads to the loft conversion, which accommodates a second double bedroom benefiting from a built-in double wardrobe. This delightful home is further enhanced by UPVC double glazing and gas central heating throughout. From the moment you step inside, the home exudes warmth and character, making it easy to feel instantly at home. With just a short walk to local amenities that Tewkesbury Town has to offer, early viewing is highly recommended to fully appreciate all that this unique property has to offer.

Lounge 10' 5" x 11' 2" (3.17m x 3.40m)

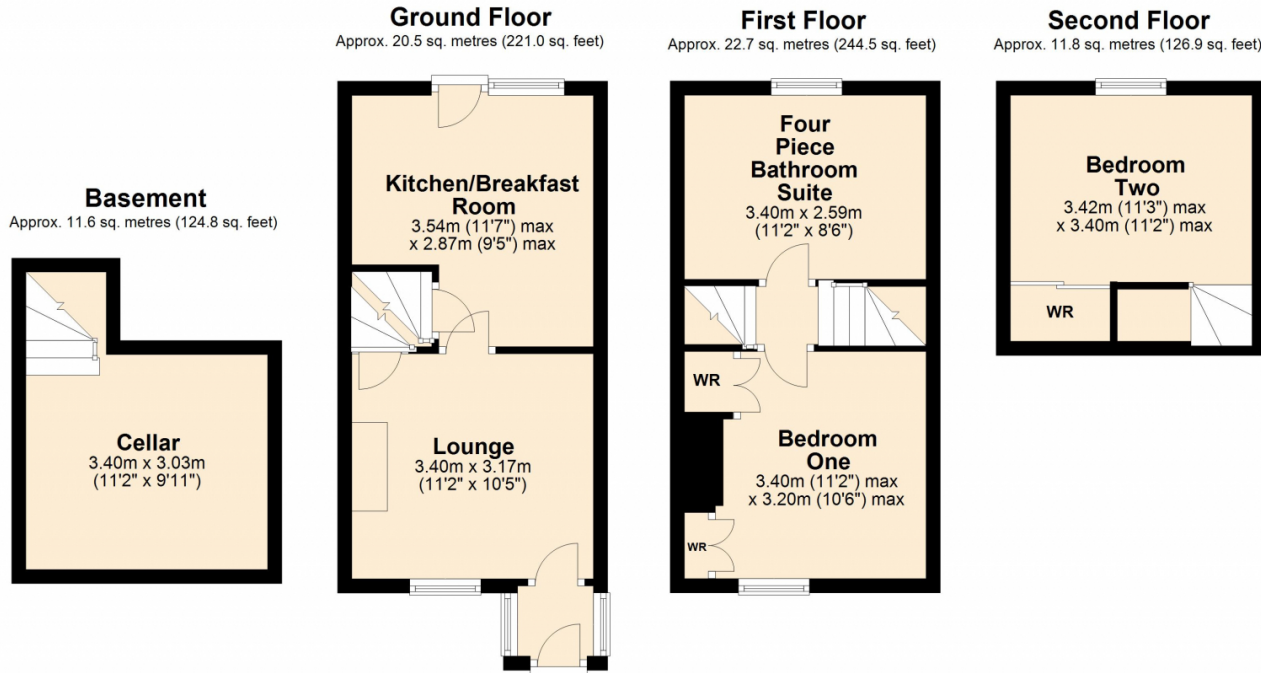
Kitchen/ Breakfast Room 11' 7" x 11' 2" (3.53m x 3.40m)
maximum measurements

Bedroom One 10' 6" x 11' 2" (3.20m x 3.40m)
maximum measurements

Bedroom Two 11' 2" x 11' 3" (3.40m x 3.43m)
maximum measurements

Bathroom 8' 6" x 11' 2" (2.59m x 3.40m)

Cellar 9' 11" x 11' 2" (3.02m x 3.40m)



Total area: approx. 66.6 sq. metres (717.3 sq. feet)

This plan is not to scale and is for guidance only. Produced by PlanUp.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C	67	
(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: 25 Gravel Walk, GL20

