

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£190,000

Ash Road, Northway, Tewkesbury, GL20



 3

Bedrooms

 1

Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |  
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- Semi Detached House on a Corner Plot
- NO ONWARD CHAIN
- Lounge
- Kitchen
- Downstairs WC
- Three Bedrooms
- Shower Room with Seperate WC
- Garage and Off Road Parking
- Large Wrap Around Garden

Wilkinson SLM are delighted to offer to the market with NO ONWARD CHAIN and IN NEED OF MODERNISATION a Three Bedroom house on an excellent corner plot on the residential development of Northway.

Step inside the property through a useful porch into a hallway which provides access to all the ground floor rooms and stairs to the first floor. The front to back lounge has a fireplace with an electric fire, a window to the front, sliding patio doors to the rear garden and a door to the kitchen. The kitchen has an array of base and wall units, oven and hob and space for a washing machine and tumble drier. An opening flows through to the understairs cupboard, a door to the side of the property and space for the fridge freezer. A WC completes the downstairs.

Upstairs offers three bedrooms, a shower room and a separate toilet. Bedroom three has the benefit of a built in wardrobe over the stairs. A storage cupboard completes this floor.

Outside, the large garden wraps around the side of the property which is mainly laid to lawn with mature shrubs, and a path leading all the way to the garage at the back and off road parking. Outside the patio doors in the lounge is a covered patio area which is ideal for outdoor entertaining.

Further benefitting this home is gas central heating, and UPVC double glazing.

This home is a non standard construction property with a PRC (precast reinforced concrete) which is an official document to support the remedial works carried out to a licensed standard making it mortgageable. This can be issued to lenders when applying for a mortgage and it is recommended to discuss this with a mortgage advisor prior.

**Lounge** 19' 10" x 12' 5" (6.05m x 3.78m)

**Kitchen** 8' 3" x 9' 9" (2.51m x 2.97m)

**Downstairs WC** 3' 8" x 5' 1" (1.12m x 1.55m)

**Bedroom One** 11' 6" x 14' 8" (3.51m x 4.47m) *maximum measurements*

**Bedroom Two** 8' 3" x 14' 9" (2.51m x 4.50m) *maximum measurements*

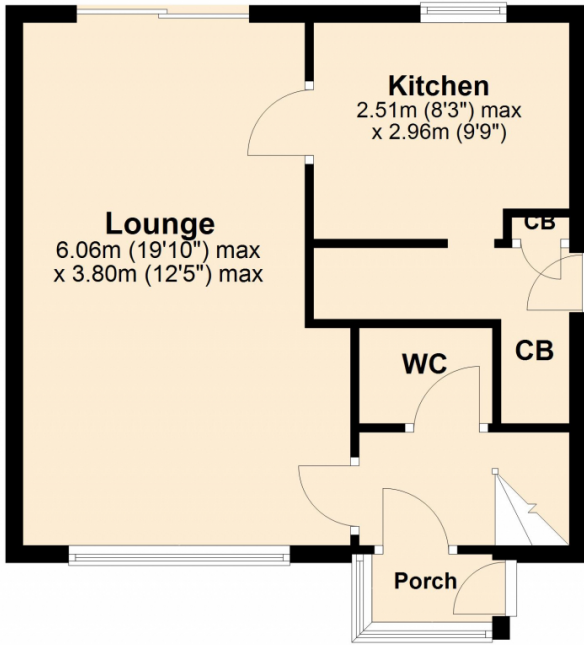
**Bedroom Three** 6' 6" x 10' 2" (1.98m x 3.10m) *maximum measurements*

**Shower Room** 5' 3" x 5' 5" (1.60m x 1.65m)

**Separate WC** 5' 3" x 2' 7" (1.60m x 0.79m)

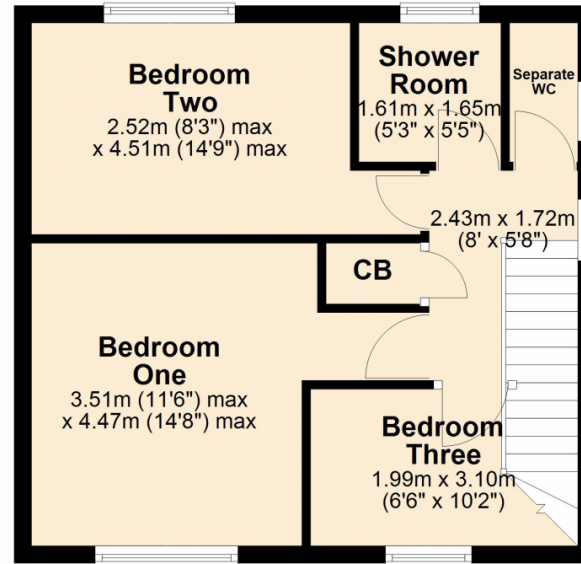
## Ground Floor

Approx. 39.6 sq. metres (426.1 sq. feet)



## First Floor

Approx. 38.9 sq. metres (419.0 sq. feet)



Total area: approx. 78.5 sq. metres (845.1 sq. feet)

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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