

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£275,000

Cromers Close, Northway, Tewkesbury, GL20



3

Bedrooms



1

Bathroom

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- Semi Detached House Situated On A Corner Plot
- Modern Kitchen
- Spacious Lounge/Dining Room
- Utility Room
- Three Bedrooms
- Family Bathroom
- Landscaped Rear Garden with Pergola & Side Access
- Garage with Ample Parking
- UPVC Double Glazing
- Gas Central Heating
- Beautifully Presented
- Close to Local Amenities and Within School Catchment Area

Wilkinson SLM are pleased to bring to market, a beautifully presented three bedroom semi detached house, situated on a corner plot to providing ample space for parking, garden and the potential to even extend! This home is located in Northway with local amenities only a short walking distance and is within the school catchment area.

Upon arrival the front door welcomes a slight entrance hall to provide an area for coats and shoe storage. This leads seamlessly to the light and spacious lounge/dining room with double doors opening out to the rear garden. Off the dining area is the contemporary kitchen with sleek base and wall units as well as the added benefit of an integrated fridge, built in induction hob, electric tower oven and separate grill.

The landscaped rear garden has a large patio area leading to the side of the house with the advantage of a pergola and a bin storage area. There is also a raised lawn with a step down to the patio. There is convenient side gate access to the front of the house too. This really is a fantastic outdoor space to meet your entertaining needs!

Occupying the first floor are two double bedrooms and a good sized single bedroom with bedroom one benefitting from a built in wardrobe. There is also a stylish bathroom with an airing cupboard to provide additional storage space.

Further complementing this home is a garage with power and lighting and ample parking on the driveway. Benefits also include UPVC double glazing and gas central heating. If you are looking for a move in ready home, then look no further, this one is for you! Book your viewing with us at Wilkinson SLM!

**Lounge/Dining Room** 20' 8" x 15' 5" (6.30m x 4.70m) maximum measurements

**Kitchen** 8' 6" x 7' 3" (2.59m x 2.21m)

**Utility** 5' 1" x 8' 2" (1.55m x 2.49m)

**Bedroom One** 11' 5" x 8' 7" (3.48m x 2.62m)

**Bedroom Two** 11' 11" x 8' 7" (3.63m x 2.62m) maximum measurements

**Bedroom Three** 8' 9" x 6' 6" (2.67m x 1.98m)

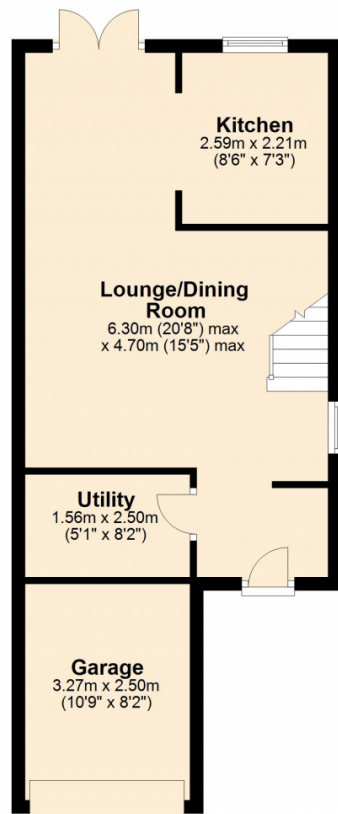
**Bathroom** 8' 4" x 6' 5" (2.54m x 1.96m) maximum measurements

**Garage** 10' 9" x 8' 2" (3.28m x 2.49m)



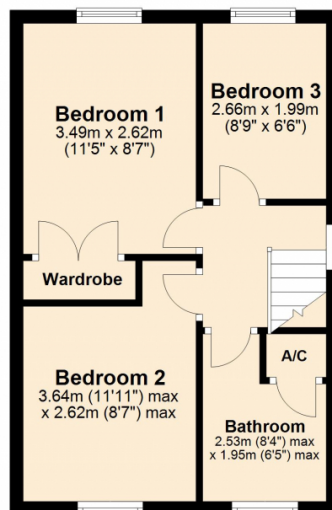
## Ground Floor

Approx. 44.8 sq. metres (481.8 sq. feet)



## First Floor


Approx. 33.2 sq. metres (357.2 sq. feet)



Total area: approx. 77.9 sq. metres (839.0 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+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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 	

Address: Cromers Close, Northway, Tewkesbury, GL20

