

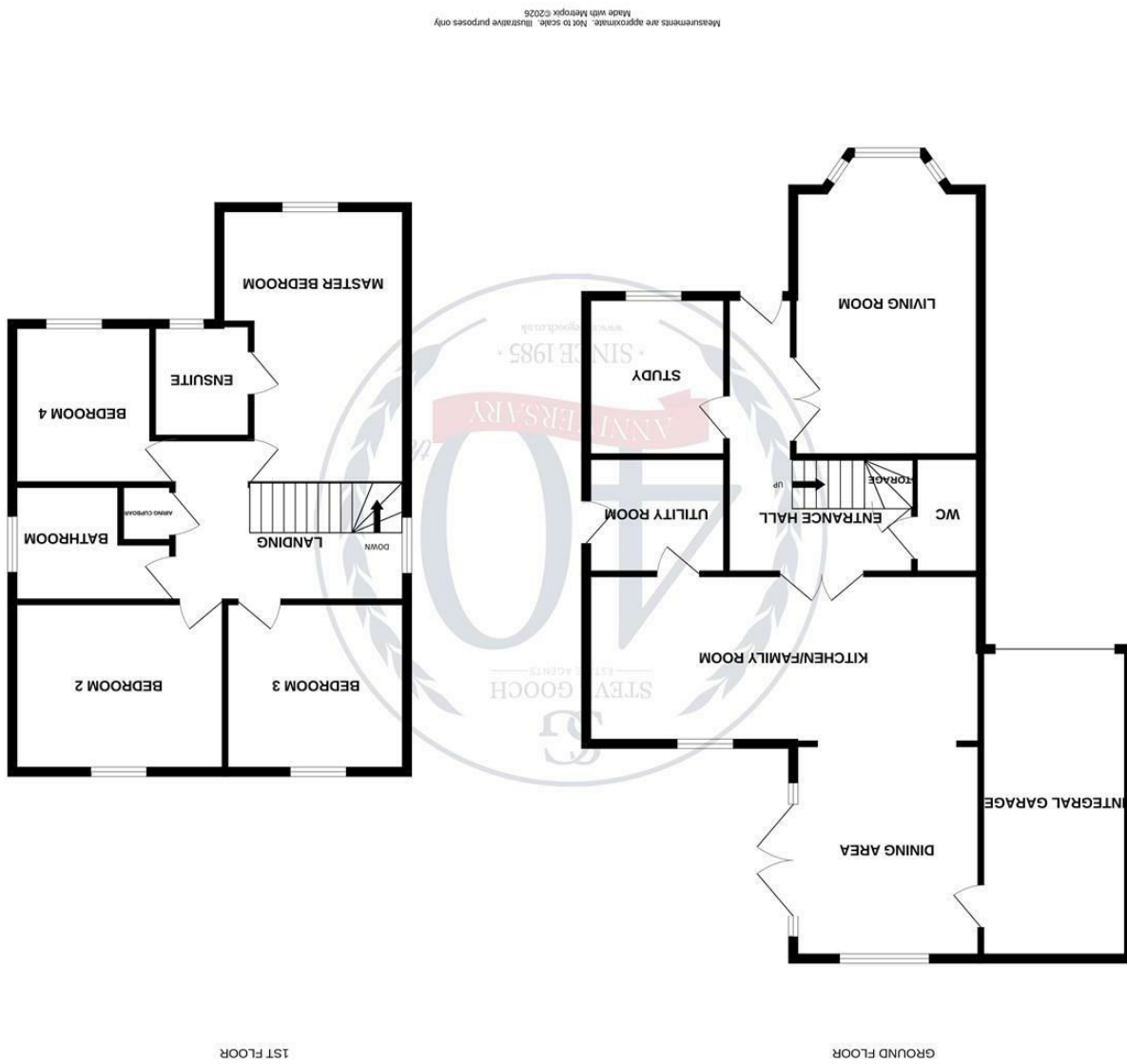
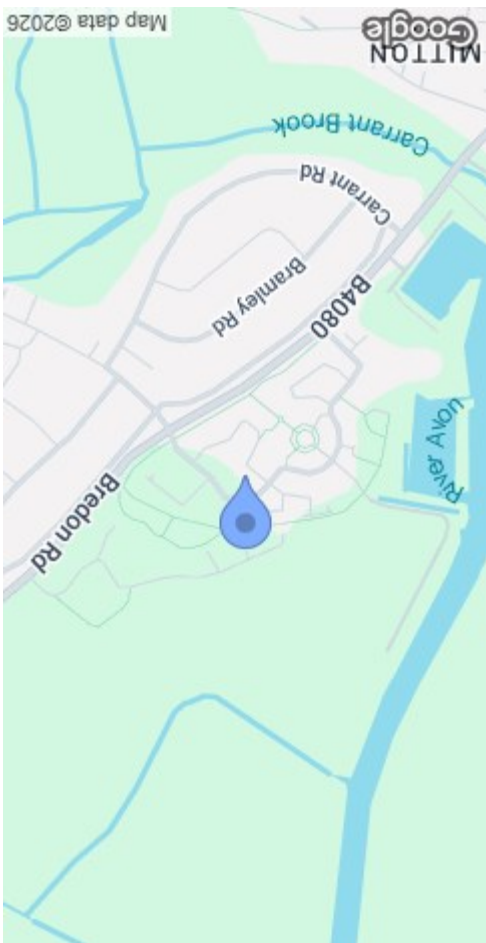


MISREPRESENTATION DISCLAIMER  
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Energy Efficiency Rating	
Very good (new energy class)	A (92-100)
Good (new energy class)	B (81-91)
Fair (new energy class)	C (69-80)
Fairly poor (new energy class)	D (55-68)
Poor (new energy class)	E (39-54)
Very poor (new energy class)	F (13-38)
Very poor (new energy class)	G (1-12)

Environmental Impact (CO <sub>2</sub> ) Rating	
Very low (new energy class)	A (102-120)
Low (new energy class)	B (82-101)
Medium (new energy class)	C (62-81)
High (new energy class)	D (42-61)
Very high (new energy class)	E (22-41)
Very high (new energy class)	F (2-21)
Very high (new energy class)	G (1-1)



38 Webbs Way  
 Tewkesbury GL20 5FR

## Guide Price £425,000

A FOUR BEDROOM EXTENDED DETACHED FAMILY HOME with LARGE KITCHEN / DINING / FAMILY ROOM, SEPARATE LOUNGE, STUDY, MASTER EN-SUITE, EASY MAINTENANCE REAR GARDEN, GARAGE and OFF ROAD PARKING, enjoying CLOSE ACCESS TO THE HISTORIC MARKET TOWN OF TEWKESBURY.

The market town of Tewkesbury offers amenities to include Shops, Schools, Churches of various denominations, Health, Sports and Community Centres, etc.

Sporting and leisure facilities within the area include a choice of Golf Clubs, various forms of Shooting and Fishing, the Dry Ski Slope at Gloucester, active Rugby, Football and Cricket teams etc. etc.

For the commuter access can be gained to the M5 motorway (junction 9) approximately 2-3 miles away from Tewkesbury for connection with the M50 motorway, linking up the Midlands, and the North, Wales, London and the South.



Enter the property via part glazed UPVC door into:

### ENTRANCE HALL

Wood effect laminate flooring, radiator, under stairs storage cupboard, stairs to the first floor, double doors to:

### CLOAKROOM

Close coupled WC, vanity wash hand basin with tiled splashback, radiator, side aspect frosted UPVC double glazed window.

### LIVING ROOM

16'8 x 12'1 (5.08m x 3.68m)

Two radiators, television point, front aspect double glazed UPVC bay window.

### STUDY

10'3 x 7'1 (3.12m x 2.16m)

Radiator, front aspect UPVC double glazed window.

### L SHAPED KITCHEN / DINING / FAMILY ROOM

23'4 x 21'7 (7.11m x 6.58m)

Range of base, wall and drawer mounted units, one and a half bowl single drainer sink unit with mixer tap over, space for fridge / freezer, built-in oven, four ring gas hob, extractor fan, plumbing for dishwasher, space for a large sofa, space for large table and chairs, radiator, two roof lights, two rear aspect UPVC double glazed windows, UPVC double glazed doors to the garden, personal door to the garage.

### UTILITY

7'1 x 6'3 (2.16m x 1.91m)

Plumbing for washing machine, space for tumble dryer, single bowl single drainer sink unit with mixer tap over, wall and base mounted units, cupboard housing the Potterton gas boiler, side aspect wooden double glazed door.

FROM THE ENTRANCE HALL, STAIRS GIVE ACCESS TO THE FIRST FLOOR.

### LANDING

Radiator, access to loft space, door to airing cupboard housing the water tank with shelving, side aspect UPVC double glazed window.

### BEDROOM 1

15'5 x 10'5 (4.70m x 3.18m)

Radiator, front aspect UPVC double glazed window. Door to:

### EN-SUITE SHOWER ROOM

Suite comprising double shower cubicle with tiled walls, low-level WC, pedestal wash hand basin, radiator, extractor fan, front aspect UPVC double glazed window.

### BEDROOM 2

12'5 x 9'3 (3.78m x 2.82m)

Radiator, rear aspect UPVC double glazed window.

### BEDROOM 3

10'7 x 9'3 (3.23m x 2.82m)

Radiator, rear aspect UPVC double glazed window.

### BEDROOM 4

10'2 x 7'1 (3.10m x 2.16m)

Radiator, front aspect UPVC double glazed window.

### OUTSIDE

To the front of the property, a pathway leads to the front door. To the left hand side of the property is the driveway which is suitable for the off road parking of two vehicles, which in turn leads to:

### GARAGE

18'5 x 8'9 (5.61m x 2.67m)

Accessed via up and over door, power and lighting.

To the right hand side, a garden gate, with pathway, leads to the rear garden. The rear garden is designed for low maintenance with a good sized patio area, steps leading up to an area which is astro turfed, all enclosed by fencing.

### SERVICES

Mains water, drainage, electricity and gas.

### MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

### WATER RATES

Severn Trent.

### LOCAL AUTHORITY

Council Tax Band: E  
Tewkesbury Borough Council, Council Offices, Gloucester Road, Tewkesbury, Gloucestershire. GL20 5TT.

### TENURE

Freehold.

### VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

### DIRECTIONS

From Tewkesbury, head out of the town onto Bredon Road. Proceed along Bredon Road for a short distance, turning left into Trafalgar Road and then second left into Webbs Way, where the property can be found on the right hand side.

### PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

### AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.