

WILKINSON

SALES • LETTINGS • MANAGEMENT

£310,000

Mitton Way, Mitton, Tewkesbury, Gloucestershire,
GL20



 3

Bedrooms

 1

Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- Semi Detached House
- Lounge
- Kitchen
- Dining Area
- Conservatory
- Three Double Bedrooms
- Bathroom & Separate WC
- Large Southerly Facing Rear Garden with Side Access
- Detached Garage with Driveway Parking
- UPVC Double Glazing & Gas Central Heating
- School Catchment Area
- Prime Location

Wilkinson SLM are delighted to present to the market this wonderful three bedroom semi detached home, ideally positioned within the highly sought-after Mitton estate. Boasting a generous southerly facing rear garden, garage and driveway parking, this superb house offers an exceptional opportunity for families, first-time buyers, and those seeking a well-located home. Upon entering, the front door opens into a hall, complete with a practical storage cupboard – perfect for coats and everyday essentials! A door leads through to the lounge with a feature fireplace. The lounge flows seamlessly into the dining area, providing an attractive open plan layout. From the dining area, doors lead conveniently into the kitchen and the conservatory. The kitchen is appointed with a range of base and wall units, offering ample storage and worktop space whilst integrated appliances include an electric hob and an electric tower oven with oven/grill. There is space and plumbing for a washing machine. The conservatory is a particularly appealing addition to the home to unwind while enjoying delightful views over the private rear garden. Patio doors open directly onto the garden, enhancing the ease of indoor and outdoor living. Undoubtedly the standout feature of this home is the impressive southerly facing rear garden – a true ‘wow factor’. Generous in size and beautifully established, the garden enjoys an abundance of mature trees, hedges and shrubs. A pergola sits over a decked seating area, complemented by a separate patio space. Additional benefits include convenient side gate access to the front of the house and a side door leading directly into the garage for added practicality. The first floor offers three double bedrooms with bedroom one benefitting from a built in over-bed storage unit, while bedroom two features a built-in double wardrobe. The accommodation is completed by a family bathroom, separate WC and an airing cupboard located on the landing. This much-loved family home has been cherished by the current owner for many years and further benefits from UPVC double glazing, gas central heating, a garage and driveway parking. Situated within a popular school catchment area and within walking distance of Tewkesbury Town, the home enjoys a highly convenient and desirable location. Early viewing is strongly recommended to fully appreciate all that this fantastic home has to offer.

Kitchen 9' 9" x 8' 10" (2.97m x 2.69m) *maximum measurements*

Dining Area 8' 3" x 10' 8" (2.51m x 3.25m)

Lounge 11' 2" x 16' 2" (3.40m x 4.93m)

Conservatory 9' 9" x 11' 8" (2.97m x 3.56m)

Bedroom One 11' 2" x 11' 4" (3.40m x 3.45m) *maximum measurements*

Bedroom Two 9' 10" x 11' 4" (3.00m x 3.45m) *maximum measurements*

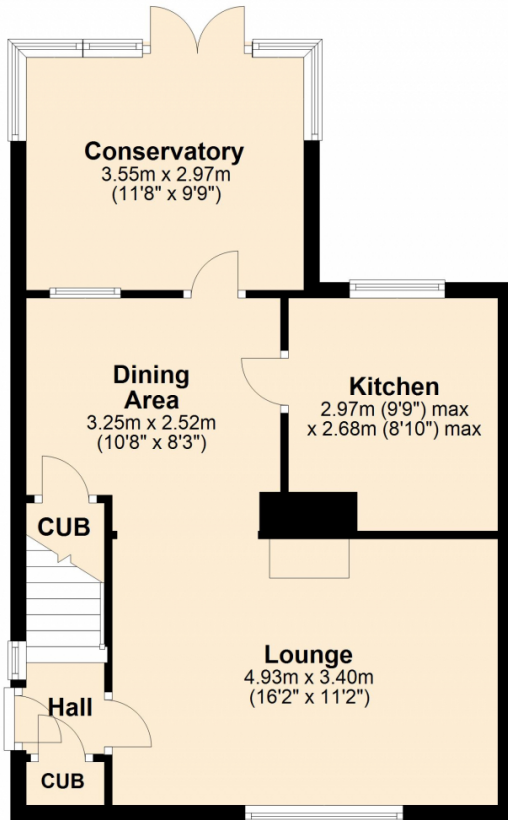
Bedroom Three 8' 2" x 8' 4" (2.49m x 2.54m) *maximum measurements*

Bathroom 5' 0" x 5' 5" (1.52m x 1.65m)

WC 5' 0" x 2' 6" (1.52m x 0.76m)

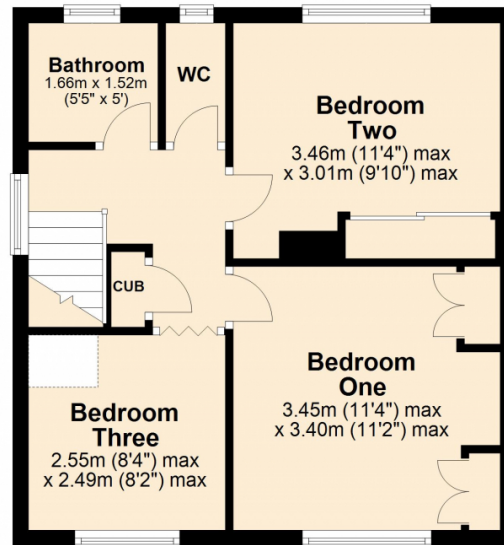
Ground Floor

Approx. 50.0 sq. metres (537.8 sq. feet)



First Floor

Approx. 39.1 sq. metres (420.3 sq. feet)



Total area: approx. 89.0 sq. metres (958.1 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Mitton Way, Mitton, Tewkesbury, Gloucestershire, GL20

