

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£260,000

Abbots Road, Tewkesbury, GL20



3

Bedrooms



1

Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |  
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- Semi Detached House
- Lounge
- Kitchen/Dining Room
- Downstairs WC
- Three Bedrooms
- Family Bathroom
- Front, Rear & Side Garden
- Off Road Parking
- Gas Central Heating
- UPVC Double Glazing
- Close to Local Amenities
- School Catchment Area

Wilkinson SLM are delighted to offer for sale this beautifully presented three-bedroom semi-detached house, ideally situated in Abbots Road in Tewkesbury that is close to local amenities and within school catchment area for practical convenience.

The home is entered via an entrance hall, providing access to the staircase leading to the first floor and a convenient downstairs WC. To the right, a bright and spacious lounge benefits from two windows allowing an abundance of natural light to fill the room. An open archway leads seamlessly into the kitchen/dining room. The kitchen is equipped with a range of base and wall units, complemented by an built in electric oven, hob and integrated dishwasher. The adjoining dining area enjoys double doors opening directly onto the rear garden.

Externally, the house boasts a low-maintenance garden which wraps around the front, side and rear of the home. Predominantly laid to patio, the garden also features steps leading up to a gravelled area, a raised lawn and plant borders. Mature hedging to the front provides an additional level of privacy, while off-road parking is accessed conveniently via a side gate.

To the first floor, this home offers three bedrooms and a family bathroom. The main bedroom benefits from a corner shower enclosure and a large built-in wardrobe. A notable feature of this home is the boarded loft space, which already has plumbing installed, presenting an excellent opportunity for conversion into an additional bedroom with ensuite, subject to the necessary consents.

Further benefits include UPVC double glazing and gas central heating throughout.

**Lounge** 13' 6" x 11' 8" (4.11m x 3.56m)

**Kitchen/Dining Room** 18' 2" x 7' 4" (5.54m x 2.24m)

**Bedroom One** 14' 5" x 10' 5" (4.39m x 3.17m) *maximum measurements*

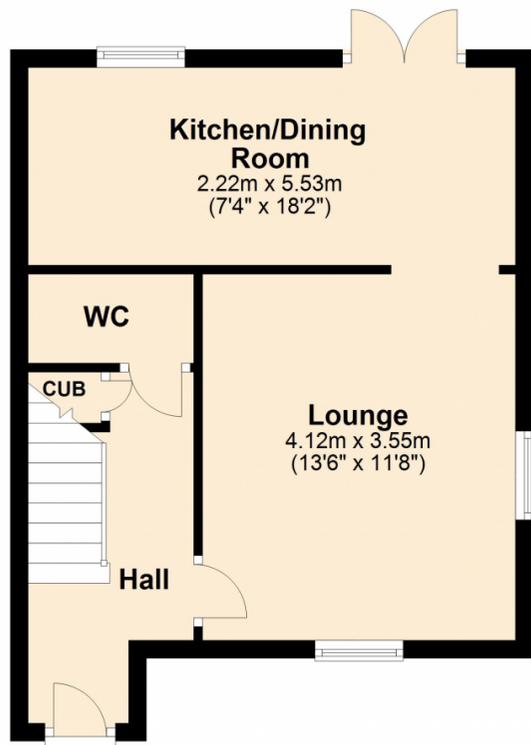
**Bedroom Two** 10' 5" x 7' 7" (3.17m x 2.31m)

**Bedroom Three** 10' 5" x 7' 7" (3.17m x 2.31m)

**Bathroom** 8' 6" x 4' 3" (2.59m x 1.30m) *maximum measurements*

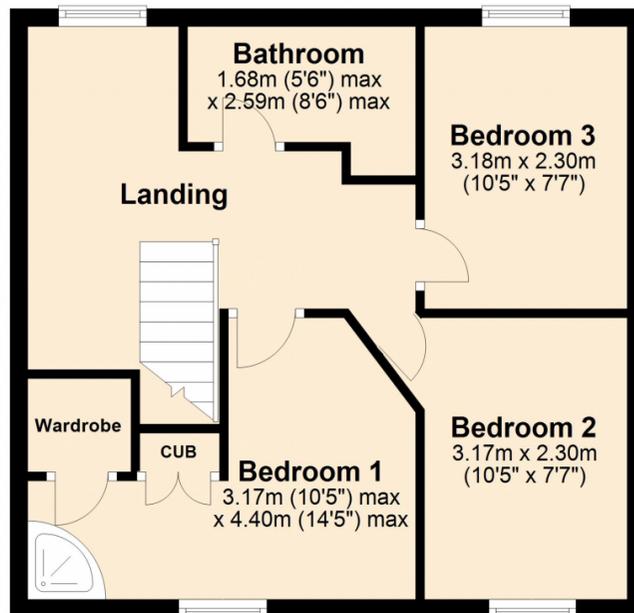
## Ground Floor

Approx. 36.7 sq. metres (394.9 sq. feet)



## First Floor

Approx. 43.8 sq. metres (471.6 sq. feet)



Total area: approx. 80.5 sq. metres (866.5 sq. feet)

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: Tewkesbury, GL20

