



MICHAEL TUCK
ESTATE & LETTING AGENTS



 **45 Tirlebank Way, Tewkesbury**

Tewkesbury

Offers Over **£315,000**

45 Tirlebank Way

Tewkesbury, Tewkesbury

We are delighted to bring to the market a THREE/FOUR Bedroom Extended Semi Detached House with OPEN VIEWS across fields to the rear.

Ground Floor comprises of Entrance Hall, BEDROOM FOUR/Family Room, CLOAKROOM, Lounge Diner, Kitchen and CONSERVATORY. Upstairs are THREE Bedrooms and a Family Bathroom.

Externally the Rear Garden backs onto Open fields with far reaching views whilst to the front is a block paved driveway providing off road parking for two cars

Call 01684 642642 To View

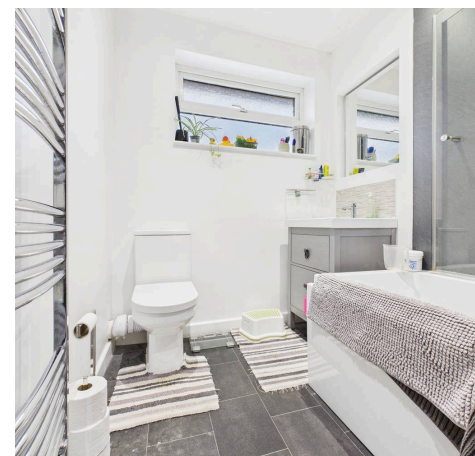
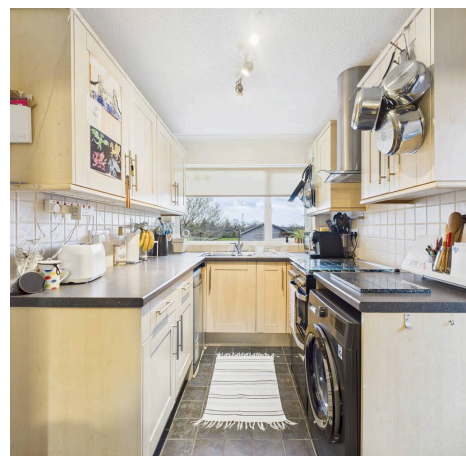
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Extended Semi Detached House
- Three/Four Bedrooms
- Lounge Diner
- Kitchen
- Family Room
- Family Bathroom
- UPVC Double Glazing
- Gas Radiator Central Heating
- Energy Rating C71
- Open Views to the Rear



Entrance Hall

Cloakroom

Lounge Diner

18' 11" x 11' 1" (5.76m x 3.37m)

Kitchen

11' 10" x 6' 8" (3.60m x 2.03m)

Bedroom Four/Family Room

12' 5" x 7' 41" (3.80m x 2.25m)

Conservatory

9' 2" x 7' 1" (2.80m x 2.17m)

First Floor Landing

Master Bedroom

13' 1" x 9' 2" (3.98m x 2.80m)

Bedroom Two

11' 7" x 9' 1" (3.52m x 2.78m)

Bedroom Three

9' 9" x 8' 9" (2.96m x 2.67m)

Family Bathroom

8' 2" x 5' 9" (2.50m x 1.75m)

Additional Information

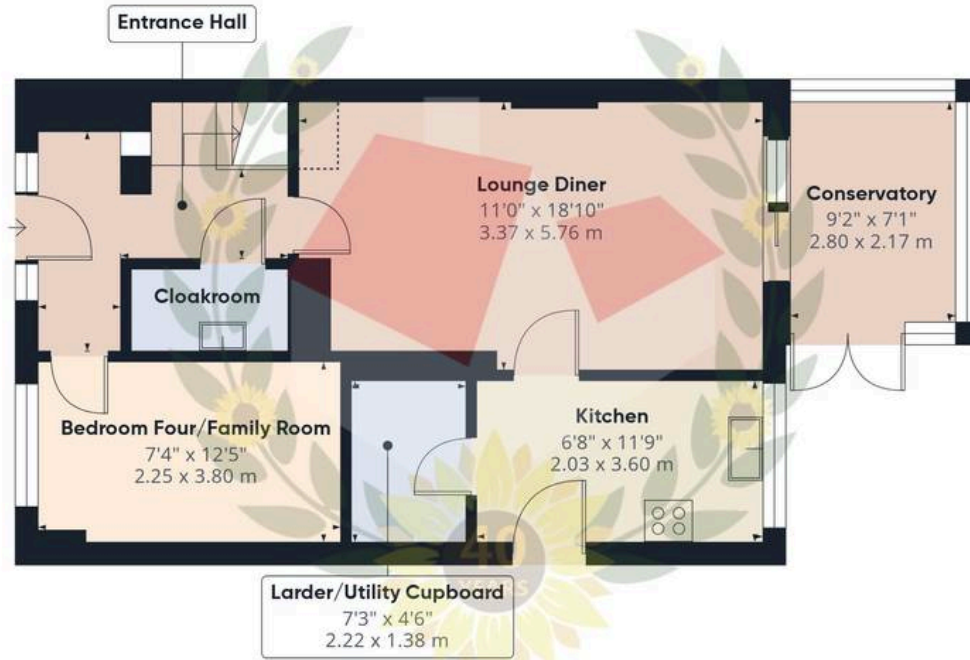
Gas - Mains

Electric - Mains

Water - Mains

Sewerage - Mains





Ground Floor



Floor 1



Approximate total area⁽¹⁾

970 ft²

90.2 m²

Reduced headroom

4 ft²

0.4 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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