

WILKINSON

SALES • LETTINGS • MANAGEMENT

£315,000

Webbs Way, Tewkesbury, GL20



3

Bedrooms



2

Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- Semi Detached Three Storey Town House
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Three Bedrooms
- En-Suite Shower Room
- Four Piece Family Bathroom
- Garage & Off Road Parking
- Rear Garden
- UPVC Double Glazing
- Gas Central Heating

Offered for sale with **NO ONWARD CHAIN**, this well-presented three-storey semi-detached townhouse is ideally situated close to Tewkesbury Town Centre. The property offers well-proportioned accommodation arranged over three floors, together with a garage, off-road parking and a low-maintenance rear garden.

Upon entering, the welcoming entrance hall provides access to the downstairs accommodation and includes a useful downstairs WC. The dining room leads through to the kitchen/breakfast room, which is fitted with a built-in electric oven and gas hob, integrated dishwasher, with space for a washing machine and fridge freezer. Patio doors open directly onto the rear garden, creating a pleasant connection between the kitchen and outside space. The first floor comprises a spacious lounge featuring two windows allowing plenty of natural light, together with bedroom two. Bedroom two benefits from French doors opening inward and overlooking the rear garden. This floor also provides a useful storage cupboard and airing cupboard. To the second floor are two further bedrooms and the family bathroom. Bedroom one benefits from built-in wardrobes and a private en-suite shower room, while bedroom three provides a further versatile bedroom space. The family bathroom is fitted as a four-piece suite. Outside, the property benefits from a low-maintenance rear garden, with a paved patio seating area and paved pathway leading to a summer house. There is also a further paved area behind the garage, providing useful additional outdoor space. Gated side access leads to the side of the property, where there is a side door providing access into the garage.

The garage benefits from both power and lighting and is complemented by off-road parking to the side of the property for at least two vehicles. With its convenient location, flexible three-storey accommodation, garage, parking and no onward chain, this property is well worth an early viewing.

Kitchen/Breakfast Room 9' 5" x 13' 7" (2.87m x 4.14m)

Dining Room 10' 5" x 8' 11" (3.17m x 2.72m)

Lounge 11' 10" x 13' 7" (3.61m x 4.14m)

Bedroom 1 13' 6" x 11' 8" (4.11m x 3.56m) *maximum measurements*

Ensuite 8' 2" x 4' 7" (2.49m x 1.40m) *maximum measurements*

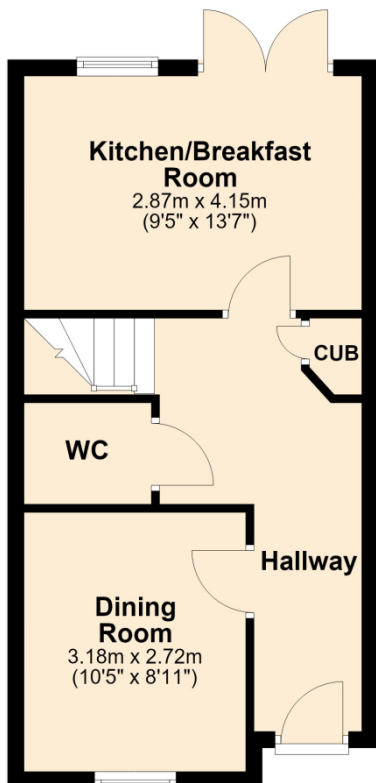
Bedroom 2 9' 5" x 13' 7" (2.87m x 4.14m)

Bedroom 3 11' 11" x 7' 11" (3.63m x 2.41m) *maximum measurements*

Bathroom 11' x 5' 6" (3.35m x 1.68m) *maximum measurements*

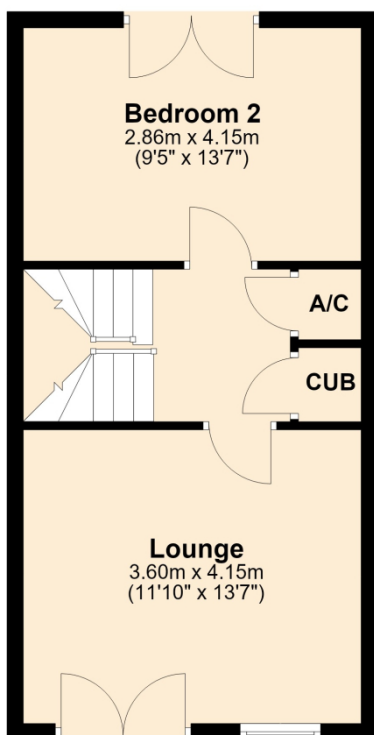
Ground Floor

Approx. 34.7 sq. metres (373.4 sq. feet)



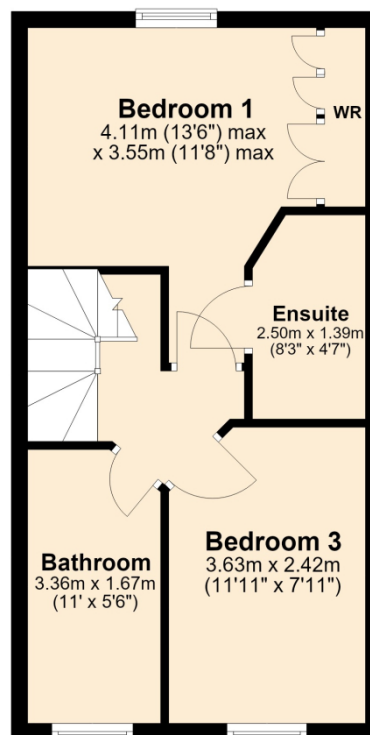
First Floor

Approx. 35.4 sq. metres (380.9 sq. feet)



Second Floor

Approx. 35.4 sq. metres (380.9 sq. feet)



Total area: approx. 105.5 sq. metres (1135.3 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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