

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£400,000

Watledge Close, Tewkesbury, GL20



 3

Bedrooms

 1

Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |  
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- Semi Detached House
- Town Centre Location
- Kitchen
- Sitting/Dining Room
- Lounge
- Conservatory
- Downstairs WC
- Three Double Bedrooms
- Bathroom
- Rear Garden
- Off Road Parking
- Gas Central Heating
- UPVC Double Glazing

Wilkinson SLM are delighted to present a three double bedroom semi detached home, tucked away in a peaceful cul-de-sac just a short stroll away from Tewkesbury Town Centre and all the amenities it has to offer.

An entrance porch welcomes you to the property, which then opens to a hallway with doors opening to all the ground floor rooms and stairs to the first floor. The kitchen has an array of base and wall units with space for a fridge/freezer, dishwasher and oven, a handy understairs storage cupboard and a patio door leading to the side alley and a purpose built outbuilding with dedicated plumbing for a washing machine. The former garage has been converted into a flexible second reception room, the current owner uses it as a sitting room but it could be a cosy snug, home office or dining room. Across the rear is the main lounge which provides a relaxing environment, with sliding patio doors opening into a bright conservatory that overlooks the garden. A guest WC completes the ground floor.

The first floor comprises of three impressively sized double bedrooms, a spacious five piece bathroom suite and a handy airing cupboard. A large window on the stairs floods the landing with lots of natural light.

The rear garden is low maintenance featuring established shrubs and a patio area for outdoor dining.

Further complementing this home is off road parking for 2 cars, gas central heating and UPVC double glazing.

**Kitchen** 9' 3" x 7' 10" (2.82m x 2.39m)

**Sitting/Dining Room** 16' 4" x 7' 9" (4.98m x 2.36m)

**Lounge** 14' 5" x 19' 10" (4.39m x 6.05m) *maximum measurements*

**Conservatory** 9' 0" x 9' 4" (2.74m x 2.84m)

**Downstairs WC** 2' 5" x 5' 11" (0.74m x 1.80m)

**Bedroom One** 14' 5" x 10' 7" (4.39m x 3.23m)

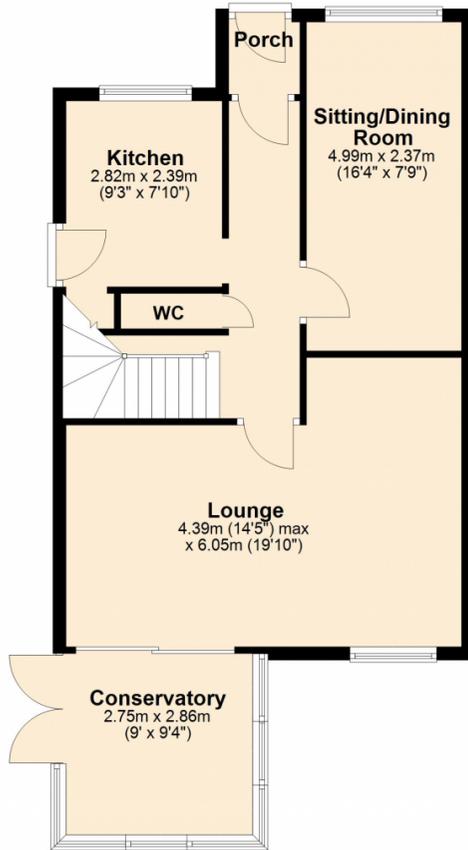
**Bedroom Two** 12' 1" x 10' 7" (3.68m x 3.23m)

**Bedroom Three** 11' 1" x 8' 11" (3.38m x 2.72m)

**Bathroom** 9' 5" x 8' 11" (2.87m x 2.72m) *maximum measurements*

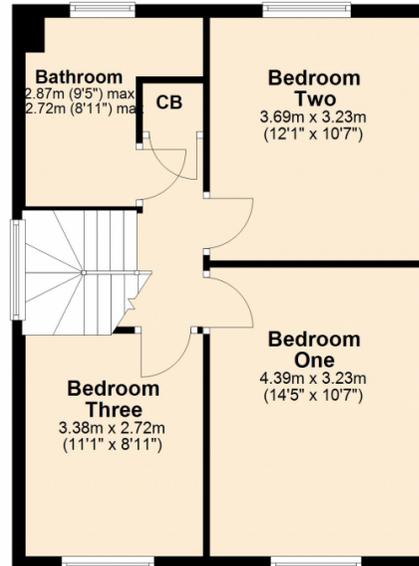
### Ground Floor

Approx. 62.5 sq. metres (672.4 sq. feet)



### First Floor

Approx. 49.4 sq. metres (532.0 sq. feet)



Total area: approx. 111.9 sq. metres (1204.4 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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