

WILKINSON

SALES • LETTINGS • MANAGEMENT

£200,000

Potters Court, 66 Barton Street, GL20



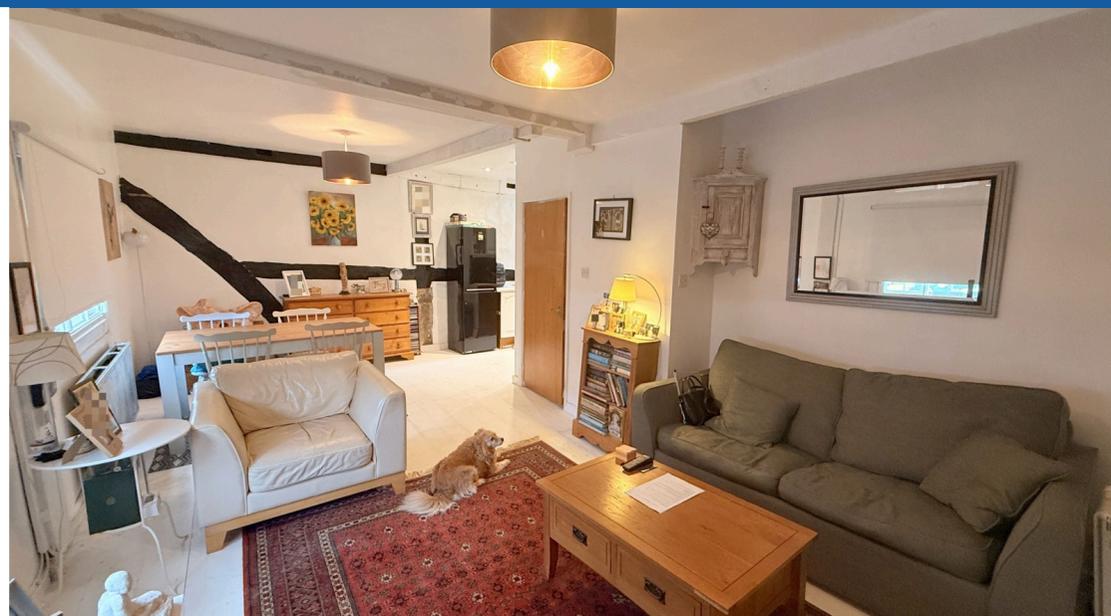
 **2**
Bedrooms

 **1**
Bathroom

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- Character Property
- Open Plan Living & Kitchen
- Shower Room
- Two Double Bedrooms
- Rear Garden
- Two Off Road Parking Spaces
- Located in the heart of Tewkesbury Town
- Grade II Listed

Wilkinson SLM are delighted to bring to market this charming Grade II listed, two-bedroom first-floor flat, featuring beautiful exposed beams throughout that showcase its character and history.

Ideally situated in the heart of Tewkesbury and benefiting from two off-road parking spaces, this property is an excellent opportunity for first-time buyers and buy-to-let investors alike.

The accommodation offers a spacious open-plan layout on the first floor, comprising a generous lounge/dining area that flows through to the kitchen. The kitchen is fitted with a range of base and wall units, a built-in hob, and space for a washing machine and fridge/freezer. A spacious shower room with an airing cupboard completes this level.

On the second floor, the property offers two well-proportioned bedrooms, both benefiting from built-in wardrobes.

Further enhancing the property is a shared communal entrance from the High Street and access to a rear garden, perfect for enjoying a morning coffee or an evening drink.

The property also benefits from a 1/3 share of the freehold.

Management Fee: £30 per calendar month

Council Tax Band: A

Lounge/Dining Room 12' 8" x 22' 1" (3.86m x 6.73m)

Maximum Measurements

Kitchen Area 9' 6" x 7' 9" (2.90m x 2.36m)

Shower Room 7' 9" x 7' 11" (2.36m x 2.41m)

Bedroom One 17' 11" x 11' 3" (5.46m x 3.43m)

Maximum Measurements

Bedroom Two 13' 5" x 10' 10" (4.09m x 3.30m)

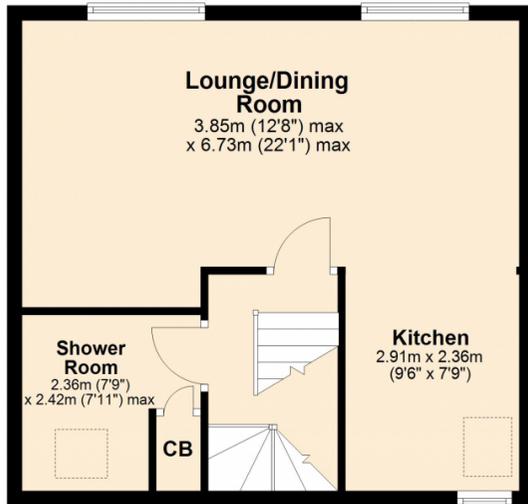
Ground Floor

Approx. 3.3 sq. metres (35.4 sq. feet)



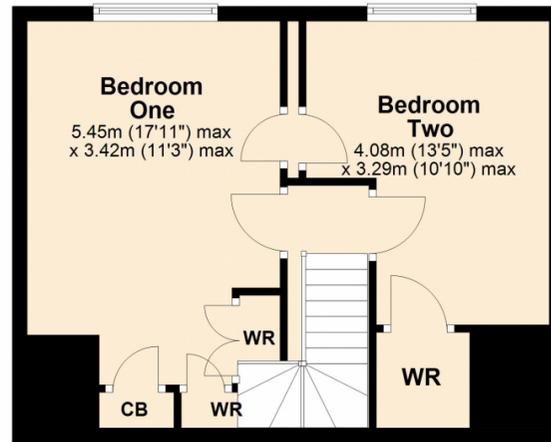
First Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



First Floor

Approx. 38.6 sq. metres (415.5 sq. feet)



Total area: approx. 84.4 sq. metres (908.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 66 Barton Street, GL20

