



 **3**  
Bedrooms

 **1**  
Bathroom



- Extended Semi Detached Home
- Lounge
- Separate Dining Room
- Kitchen
- Downstairs Shower Room
- Three Bedrooms
- UPVC Double Glazing
- Gas Central Heating
- Rear Garden
- Garage & Off Road Parking
- NO ONWARD CHAIN

Wilkinson SLM are delighted to offer for sale with NO ONWARD CHAIN an extended semi detached home located on the ever popular residential area of Mitton.

From the entrance hall a door leads into the dining room with sliding doors opening to the lounge room and a further sliding door leads to the kitchen. There are an array of wall and base units for storage and a built in electric oven and hob and space for washing machine and spaces for a fridge and a freezer. There is also a door leading to the rear garden. Heading back to the entrance hall there is access through to the downstairs shower room and stairs leading to the first floor.

Upstairs are three bedrooms, two are double rooms and a further good size single room. The airing cupboard is located off the landing.

To the rear of the home the garden has a paved patio area and lawned area and steps leading down to the remainder of the garden. There is also access to the garage from the garden which has power and lighting.

Further complementing this home is UPVC double glazing, gas central heating and off road parking to the front.

**Lounge** 13' 8" x 11' 3" (4.17m x 3.43m)

**Dining Room** 11' 3" x 8' 8" (3.43m x 2.64m)

**Kitchen** 13' 8" x 8' 5" (4.17m x 2.57m)

**Downstairs Shower Room** 7' 4" x 5' 8" (2.24m x 1.73m)  
maximum measurements

**Bedroom One** 12' 6" x 9' 3" (3.81m x 2.82m)

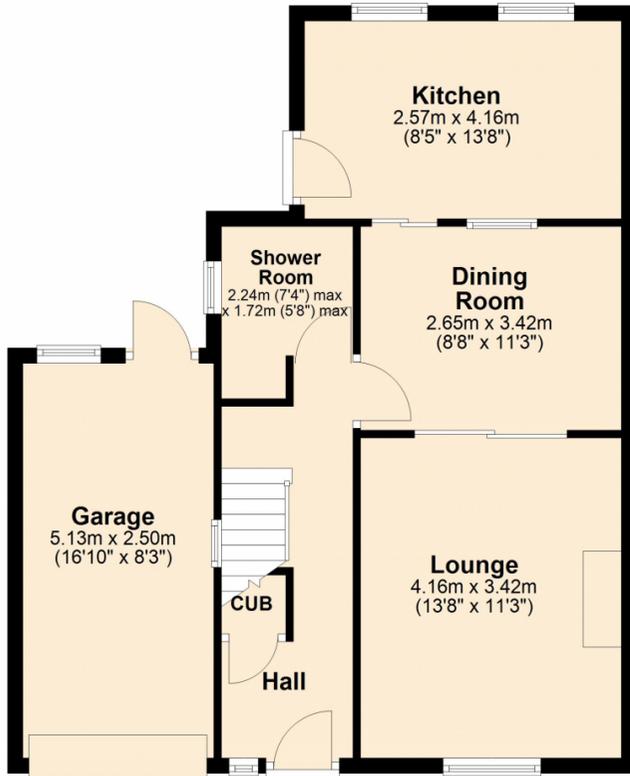
**Bedroom Two** 11' 8" x 10' 1" (3.56m x 3.07m)

**Bedroom Three** 9' 8" x 7' 11" (2.95m x 2.41m)

**Garage** 16' 10" x 8' 3" (5.13m x 2.51m)

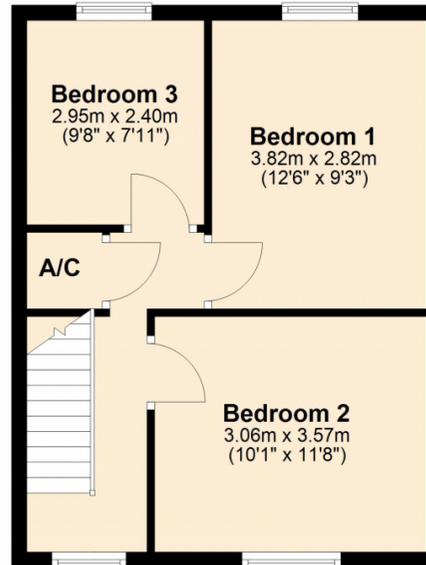
### Ground Floor

Approx. 60.7 sq. metres (653.5 sq. feet)



### First Floor

Approx. 36.2 sq. metres (390.2 sq. feet)



Total area: approx. 97.0 sq. metres (1043.7 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>	69	79
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Derwent Drive, Mitton, Tewkesbury, GL20

