

WILKINSON

SALES • LETTINGS • MANAGEMENT

£250,000

Warren Road, Ashchurch Gardens, Tewkesbury, GL20



3

Bedrooms

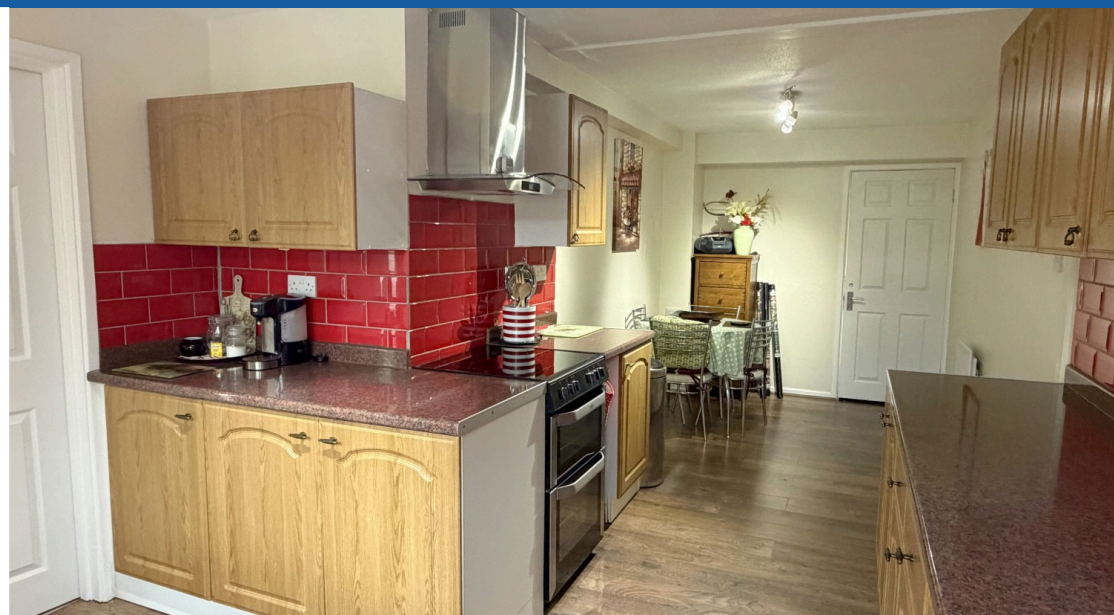


1

Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- NO ONWARD CHAIN
- Mid Terrace Home
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Utility
- Sun Room
- Three Bedrooms
- Refitted Shower Room
- Store Room
- Rear Garden
- Off Road Parking
- UPVC Double Glazing
- Gas Central Heating

NO ONWARD CHAIN.

A well-presented mid-terrace home enjoying a pleasant position backing directly onto a playing field, offering spacious and versatile accommodation throughout.

The property is approached via an entrance hall leading into a generous lounge/dining room, featuring an attractive fireplace, with a sun room providing an additional reception space and views towards the rear garden. The kitchen/breakfast room is fitted with a freestanding cooker and space for a washing machine, and is complemented by a useful utility room and separate store room.

Upstairs, there are three bedrooms, with bedrooms one and two benefiting from built-in wardrobes, while bedroom three has a useful storage cupboard. The landing also features a large airing cupboard. A refitted shower room completes the first-floor accommodation.

Further benefits include UPVC double glazing and gas central heating.

Externally, the property offers a low-maintenance rear garden with the added advantage of backing onto a playing field, while off-road parking is provided to the front.

An ideal family home combining generous accommodation, practical features and an enviable outlook, with the significant benefit of **no onward chain**.

Lounge 21' 5" x 9' 8" (6.53m x 2.95m)

Sun Room 9' 3" x 7' 10" (2.82m x 2.39m)

Kitchen/Dining Room 22' x 10' 10" (6.71m x 3.30m)

Utility 5' 6" x 7' 2" (1.68m x 2.18m)

Bedroom 1 12' 8" x 9' 7" (3.86m x 2.92m)

Bedroom 2 12' 8" x 7' 9" (3.86m x 2.36m)

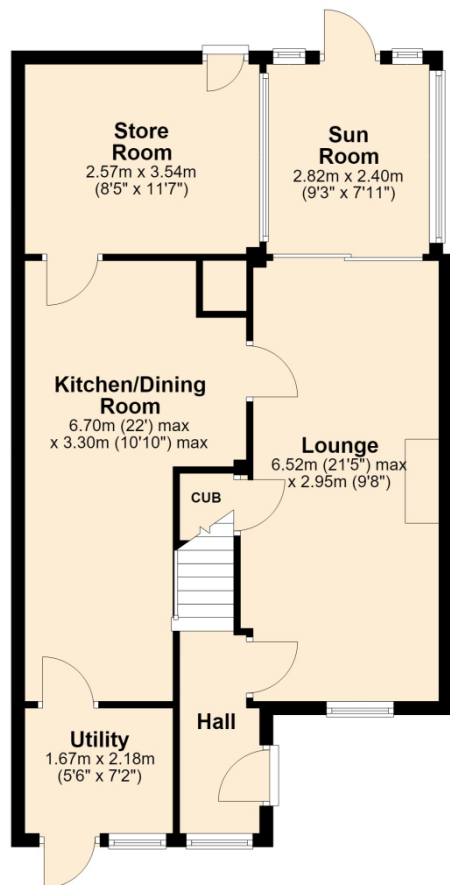
Bedroom 3 8' 5" x 9' 6" (2.57m x 2.90m)

Shower Room 5' 5" x 8' 8" (1.65m x 2.64m)

Store Room 8' 5" x 11' 7" (2.57m x 3.53m)

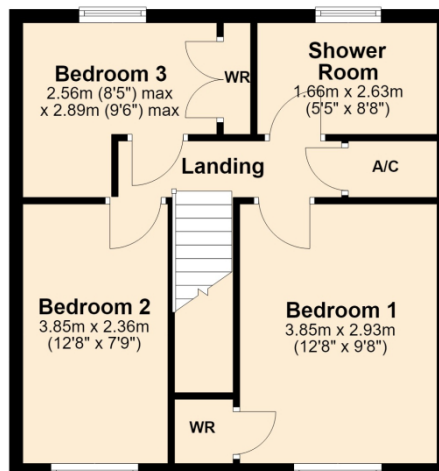
Ground Floor

Approx. 64.4 sq. metres (693.4 sq. feet)



First Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



Total area: approx. 104.8 sq. metres (1127.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	72	
(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 

Address: Tewkesbury, GL20

