

WILKINSON

SALES • LETTINGS • MANAGEMENT



Churchill Grove

Newtown, Tewkesbury, GL20 8EL



£365,000

www.wilkinsonslm.co.uk

info@wilkinsonslm.co.uk



Wilkinson SLM are happy to bring to market a well presented three bedroom detached home in the ever popular Newtown development with so much potential!

The front door opens to a hallway with a door to the left leading to a good sized lounge with the benefit of a gas fireplace. This room leads to the open plan kitchen/dining room which can also be accessed via the hallway, effectively a loop of the downstairs which is beneficial. The kitchen/dining room consists of wall and base units and the advantage of integrated fridge, integrated freezer, electric oven and gas hob. There is also a good sized area in the dining room. A patio door in the kitchen opens to the rear garden as well as the French doors in the cosy conservatory that can be accessed via the dining room.

On the first floor are two double bedrooms that include L-Shaped fitted wardrobes in bedroom one and a built in single wardrobe in bedroom two. Bedroom three is currently being used as a crafts room with the benefit of a storage cupboard. Also occupying the first floor is the bathroom and a separate WC.

The beautiful rear garden has a vast amount of space with a patio area and also decking area for seating; the remainder is laid to lawn. At the back of garden is a lovely modern shed with power and lighting. The garage, which has power and lighting can also be accessed via the garden through a single door. There is also ample off road parking on the driveway and gated side access either side of the property.

This beautiful home is a keeper and definitely deserves a viewing!





Newtown is in a prime location with walking distance to Tewkesbury Town Centre, local amenities and schools. There is good access to the M5 motorway for commuting and the Ashchurch Train Station.

Newtown is on a regular bus route to Cheltenham and Tewkesbury with Tewkesbury offering many local shops, restaurants and hotels as well as a Leisure Centre, Library and Theatre.

Lounge

12'0 x 11'11 (3.66m/0.00m x 3.63m)

Kitchen/Dining Room

18'3 max x 11'5 max (5.56m max x 3.48m max)

Conservatory

9'10 x 8'7 (3.00m x 2.62m)

Bedroom One

12'0 max x 11'11 max (3.66m max x 3.63m max)

Bedroom Two

12'0 max x 10'4 max (3.66m max x 3.15m max)

Bedroom Three

8'10 max x 7'11 max (2.69m max x 2.41m max)

Upstairs WC

4'6 x 2'10 (1.37m x 0.86m)

Bathroom

5'5 x 4'10 (1.65m x 1.47m)

Garage

17'5 x 9'0 (5.31m x 2.74m)



Road Map



Hybrid Map



Terrain Map



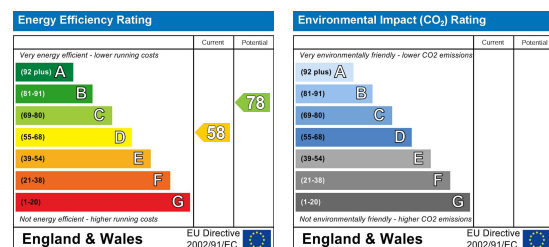
Floor Plan



Viewing

Please contact us on 01684 367736 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ

Tel: 01684 367736 Email: info@wilkinsonslm.co.uk www.wilkinsonslm.co.uk

