



 **45 Tirlebank Way, Tewkesbury**

Tewkesbury

**£325,000**



# 45 Tirlebank Way

Tewkesbury, Tewkesbury

We are delighted to bring to the market a THREE/FOUR Bedroom Extended Semi Detached House with OPEN VIEWS across fields to the rear.

Ground Floor comprises of Entrance Porch and Hallway, BEDROOM FOUR/Family Room, CLOAKROOM, Lounge Diner, Kitchen and CONSERVATORY. Upstairs are THREE Bedrooms and a Family Bathroom.

Externally the Rear Garden backs onto Open fields with far reaching views whilst to the front is a block paved driveway providing off road parking for two cars

Call 01684 642642 To View

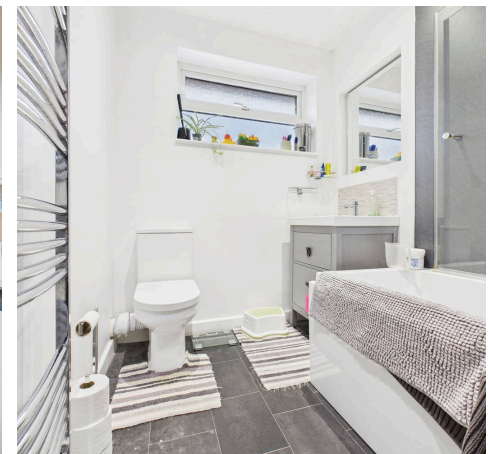
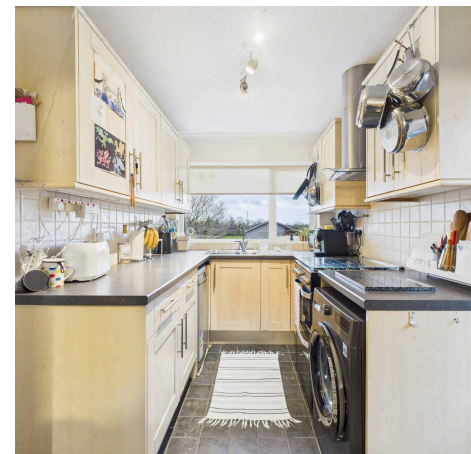
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Extended Semi Detached House
- Three/Four Bedrooms
- Lounge Diner
- Kitchen
- Family Room
- Family Bathroom
- UPVC Double Glazing
- Gas Radiator Central Heating
- Energy Rating C71
- Open Views to the Rear





**Entrance Porch & Hallway**  
**Cloakroom**

**Lounge Diner**  
18' 11" x 11' 1" (5.76m x 3.37m)

**Kitchen**  
11' 10" x 6' 8" (3.60m x 2.03m)

**Bedroom Four/Family Room**  
12' 5" x 7' 41" (3.80m x 2.25m)

**Conservatory**  
9' 2" x 7' 1" (2.80m x 2.17m)

**First Floor Landing**

**Master Bedroom**  
13' 1" x 9' 2" (3.98m x 2.80m)

**Bedroom Two**  
11' 7" x 9' 1" (3.52m x 2.78m)

**Bedroom Three**  
9' 9" x 8' 9" (2.96m x 2.67m)

**Family Bathroom**  
8' 2" x 5' 9" (2.50m x 1.75m)

**Additional Information**

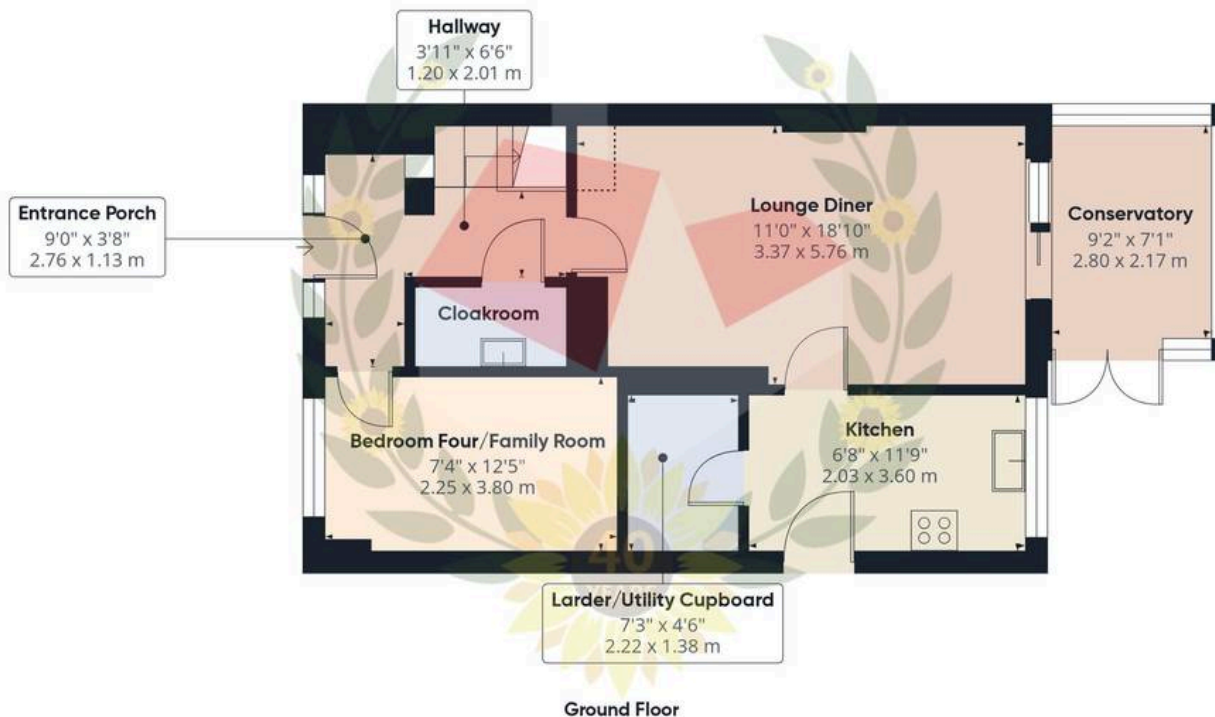
Gas - Mains

Electric - Mains

Water - Mains

Sewerage - Mains





**Approximate total area<sup>(1)</sup>**

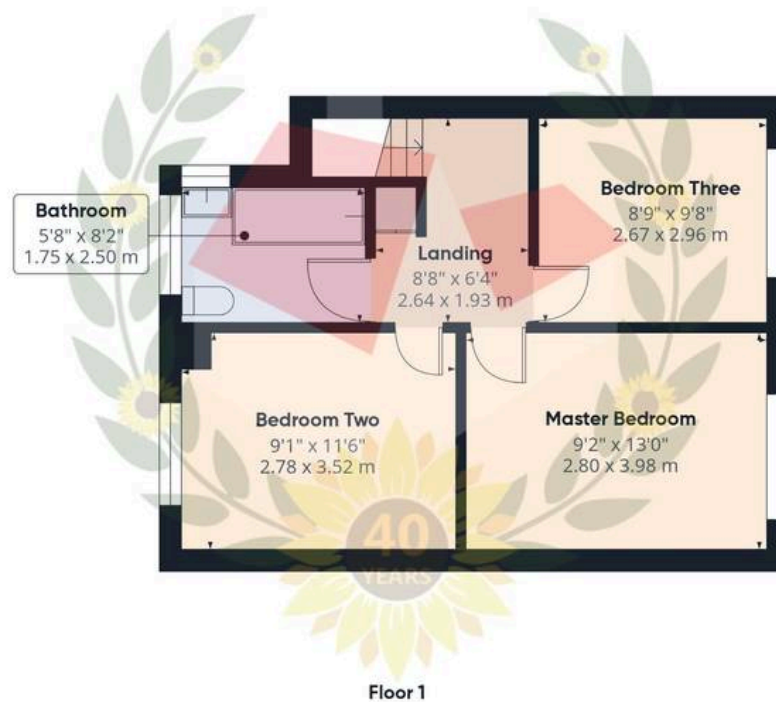
970 ft<sup>2</sup>

90.2 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>

0.4 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







## Michael Tuck Land and New Homes

4 Columbine Road, Walton Cardiff – GL20 7SP

01684 642642 • [estates.tewkesbury@michaeltuck.co.uk](mailto:estates.tewkesbury@michaeltuck.co.uk) • [www.michaeltuck.co.uk/](http://www.michaeltuck.co.uk/)



**Important notice:** Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.