



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**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 Hall, 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 Hall**

**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' 4" (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)

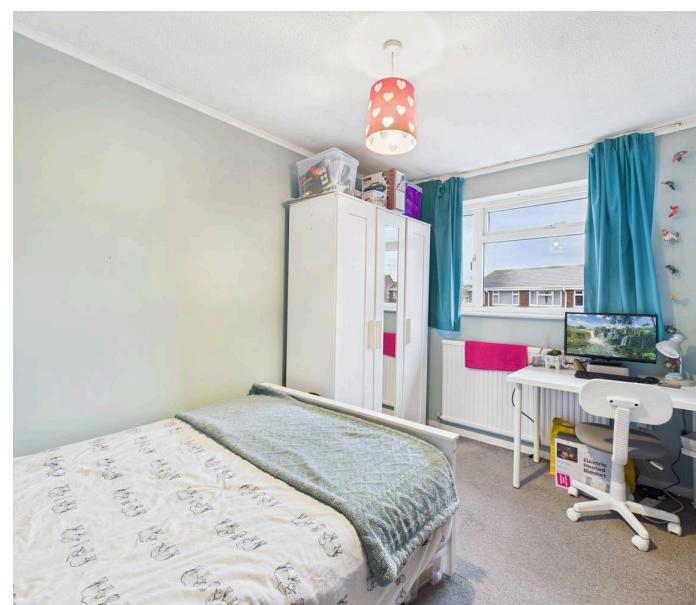
**Additional Information**

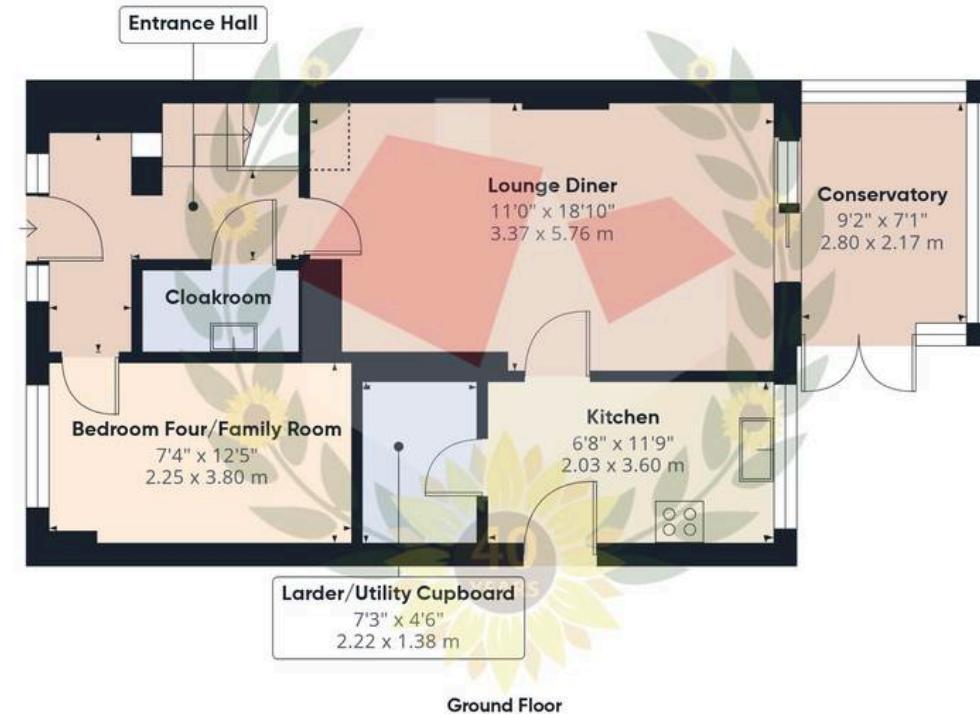
Gas - Mains

Electric - Mains

Water - Mains

Sewerage - Mains





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

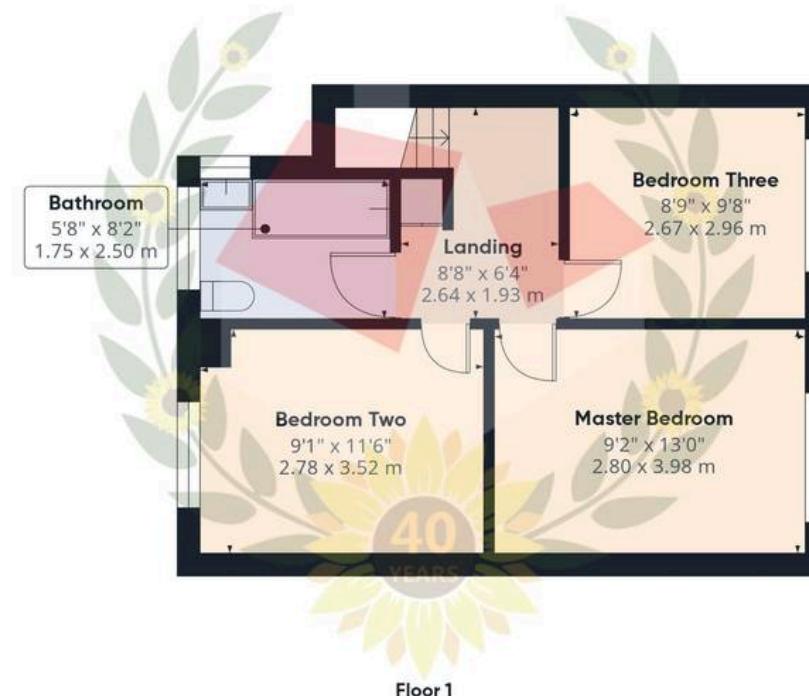
970 ft<sup>2</sup>

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 Tewkesbury

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