



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**45 Tirlebank Way, Tewkesbury**

Tewkesbury

Offers Over **£315,000**

# 45 Tirlbank 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, situated in walking distance to local schools, parks and green spaces makes it DESIRABLE for young growing families.

Ground Floor comprises of Entrance Hall, BEDROOM FOUR/Family Room, CLOAKROOM, Lounge Diner, Kitchen and CONSERVATORY. Upstairs are THREE Bedrooms and a FAMILY BATHROOM. This property provides LIGHT and SPACIOUS rooms perfect for a range of uses.

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

Call 01684 642642 To View

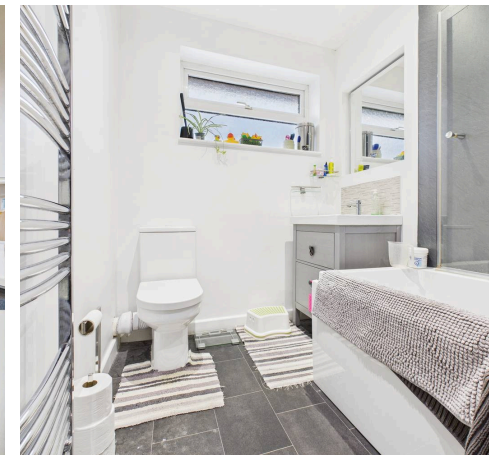
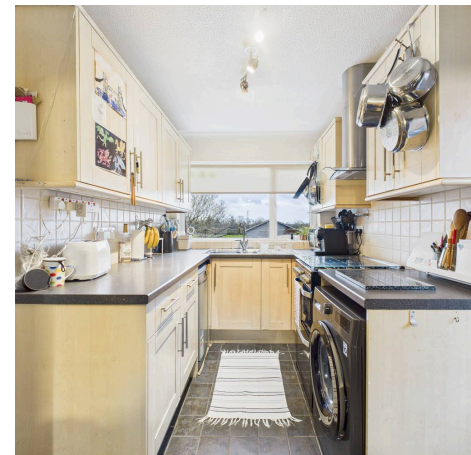
Council Tax band: C

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' 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**

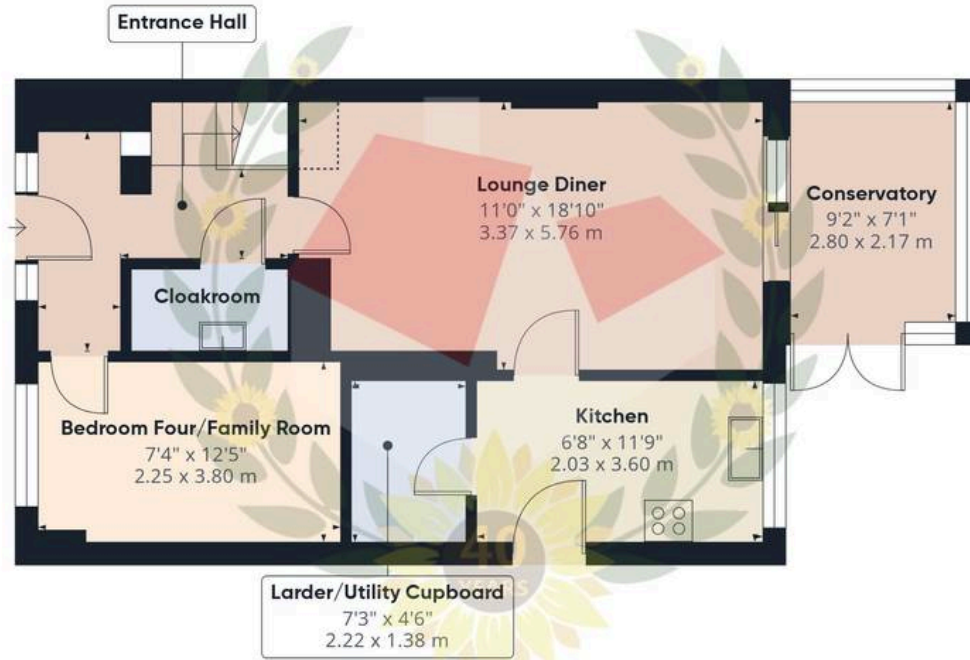
Gas - Mains

Electric - Mains

Water - Mains

Sewerage - Mains





Ground Floor



Floor 1



**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

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)



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