



MICHAEL TUCK
ESTATE & LETTING AGENTS

45 Mowbray Avenue, Stonehills, Tewkesbury

Tewkesbury

£295,000

45 Mowbray Avenue

Stonehills, Tewkesbury

We are delighted to bring to the market a Three DOUBLE Bedroom TOWNHOUSE situated on the sought after Stonehills development in Tewkesbury.

Arranged over THREE Floors, the ground floor comprises of Entrance Hall with door to GARAGE, Downstairs Cloakroom and an open plan Kitchen Diner.

The first floor offers a generous Lounge and a Double Bedroom, whilst the second floor provides Two further Double Bedrooms and a Family bathroom.

Externally to the rear is a Private Rear Garden with gated rear access leading to an open green area and a Driveway providing off road parking to the front

Property for sale through Michael Tuck Agents.
Approximate potential rental value of £1350pcm, please contact Michael Tuck Lettings In Tewkesbury for more details

Call 01684 642 642 to View

Council Tax band: D; Tenure: Freehold; EPC Energy Efficiency Rating: C;

EPC Environmental Impact Rating: C

- Three Double Bedrooms
- Lounge & Kitchen Diner
- Arranged Over Three Floors
- Downstairs Cloakroom and Family Bathroom
- Sought After Location
- Garage and Driveway
- Private Rear Garden



Entrance Hall**Cloakroom**

4' 0" x 3' 3" (1.21m x 0.99m)

Kitchen Diner

16' 3" x 13' 6" (4.95m x 4.12m)

Garage

12' 11" x 8' 5" (3.94m x 2.57m)

First Floor Landing**Bedroom Two**

9' 8" x 9' 4" (2.95m x 2.84m)

Lounge

16' 6" x 12' 9" (5.02m x 3.89m)

Second Floor Landing**Master Bedroom**

11' 8" x 9' 9" (3.56m x 2.98m)

Bedroom Three

10' 0" x 8' 9" (3.05m x 2.67m)

Family Bathroom

6' 7" x 6' 1" (2.00m x 1.86m)

Additional Information

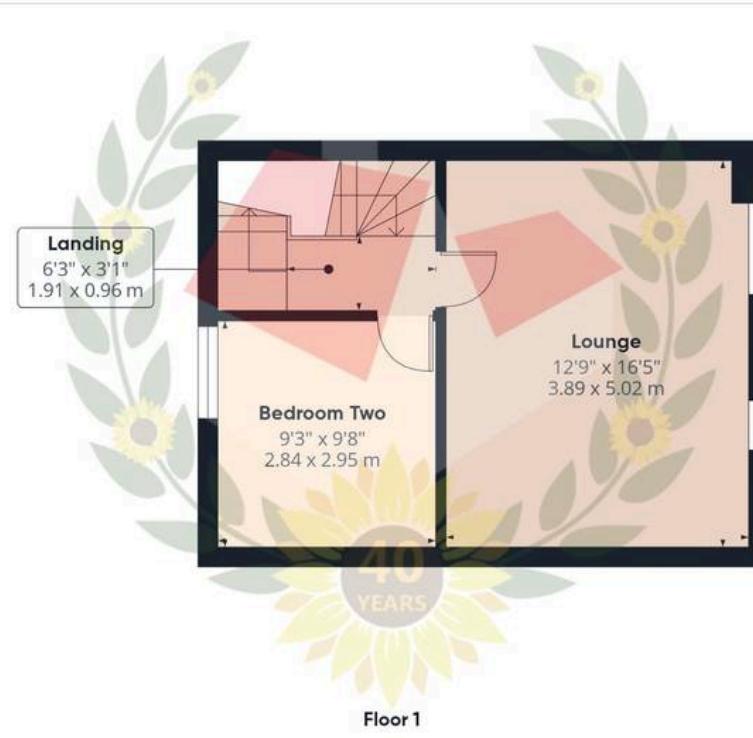
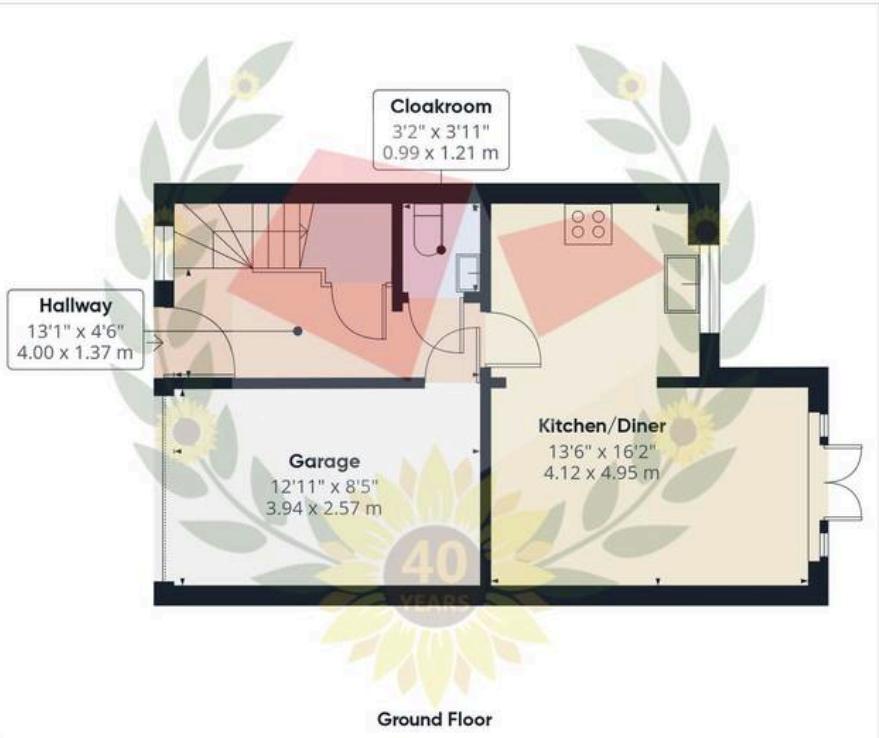
Gas - Mains

Electric - Mains

Water - Mains

Sewerage - Mains



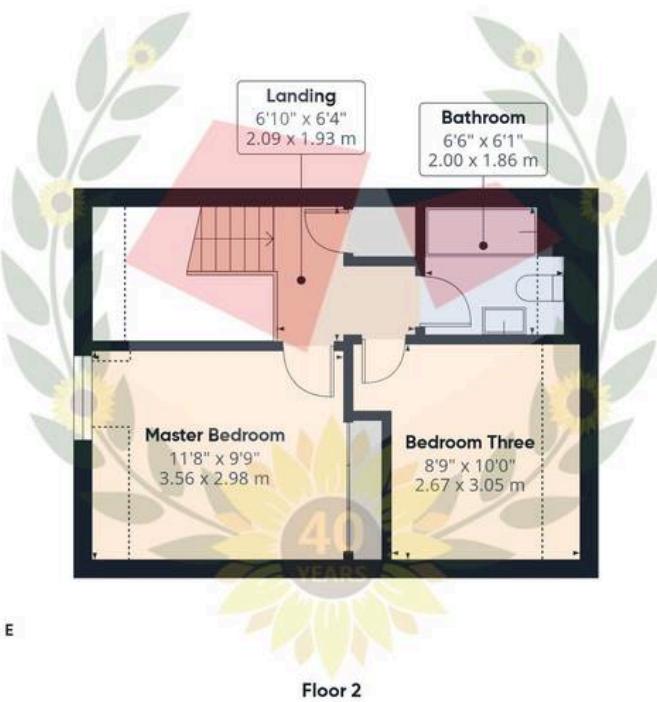


Approximate total area⁽¹⁾

1005 ft²
93.3 m²

Reduced headroom

31 ft²
2.9 m²



(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



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