



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**48 Mowbray Avenue, Tewkesbury**

Tewkesbury

**£385,000**

# 48 Mowbray Avenue

Tewkesbury

A Three DOUBLE Bedroom DETACHED House with a converted Garage creating a BEDROOM FOUR/Extra Reception on the sought after STONEHILLS development.

Accommodation comprises of Entrance Hall, Modern fitted Kitchen, Lounge Open to Dining Room, Bedroom Four/Reception Room, Utility Room and WC. Upstairs provides Three Double Bedrooms, EN-SUITE to Bedroom One and a Family Bathroom.

Externally to the front is a block paved double width driveway with a good sized Rear Garden.

Call 01684 642642 to View!

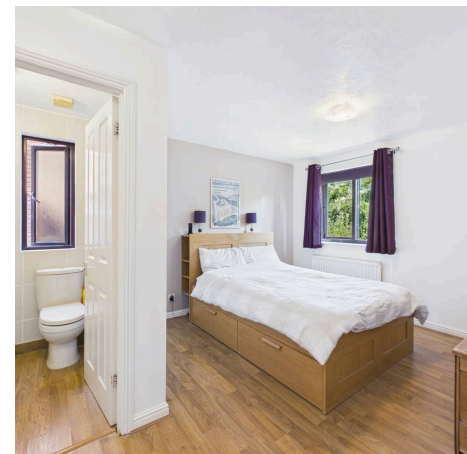
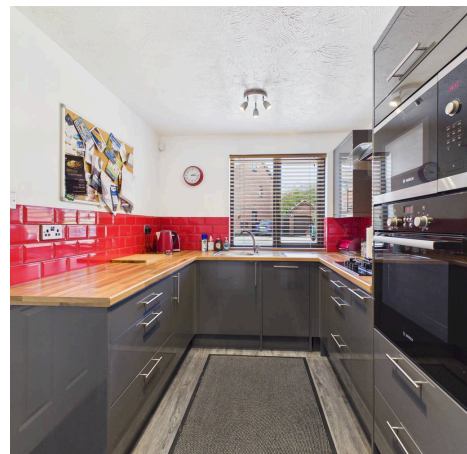
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Detached House
- Three/Four Bedrooms
- Lounge & Dining Room
- Kitchen & Utility Room
- Downstairs WC
- En-Suite & Family Bathroom
- Double Width Driveway
- Rear Garden
- Air Conditioning Units to Lounge and Bedroom One
- EPC Rating C73



**Hallway**

11' 9" x 3' 6" (3.57m x 1.06m)

**WC**

5' 2" x 3' 11" (1.58m x 1.20m)

**Utility Room**

5' 3" x 5' 1" (1.59m x 1.54m)

**Kitchen**

9' 10" x 7' 10" (3.00m x 2.38m)

**Dining Room**

8' 10" x 7' 11" (2.68m x 2.42m)

**Living Room**

12' 4" x 11' 2" (3.76m x 3.40m)

**Bedroom Four/Reception Room**

15' 5" x 7' 2" (4.71m x 2.18m)

**Landing**

9' 0" x 4' 1" (2.74m x 1.25m)

**Bathroom**

8' 5" x 5' 7" (2.56m x 1.70m)

**Bedroom One**

13' 3" x 10' 10" (4.04m x 3.29m)

**Ensuite**

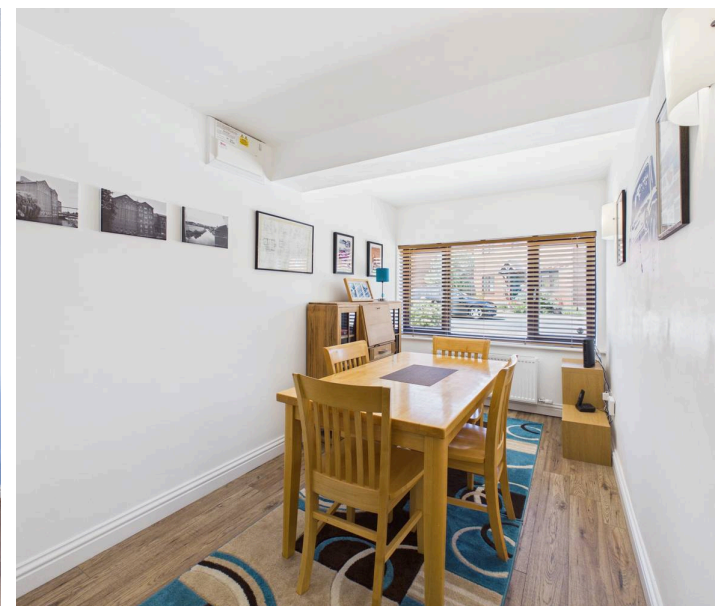
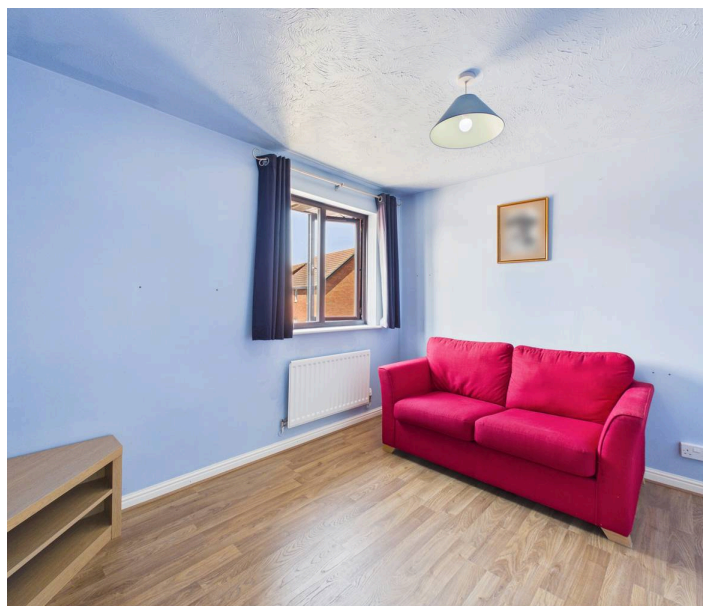
5' 7" x 4' 11" (1.70m x 1.51m)

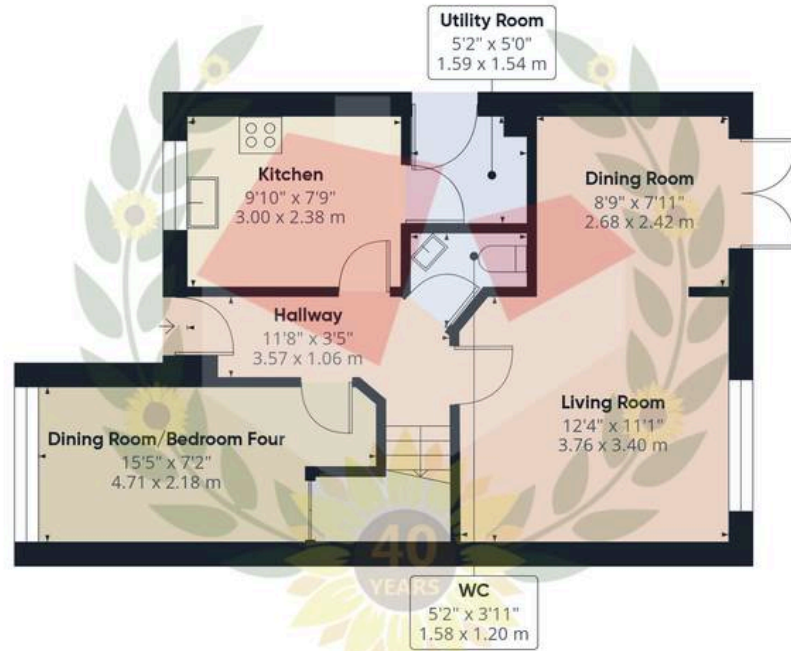
**Bedroom Two**

10' 9" x 9' 1" (3.28m x 2.77m)

**Bedroom Three**

9' 7" x 8' 6" (2.91m x 2.58m)



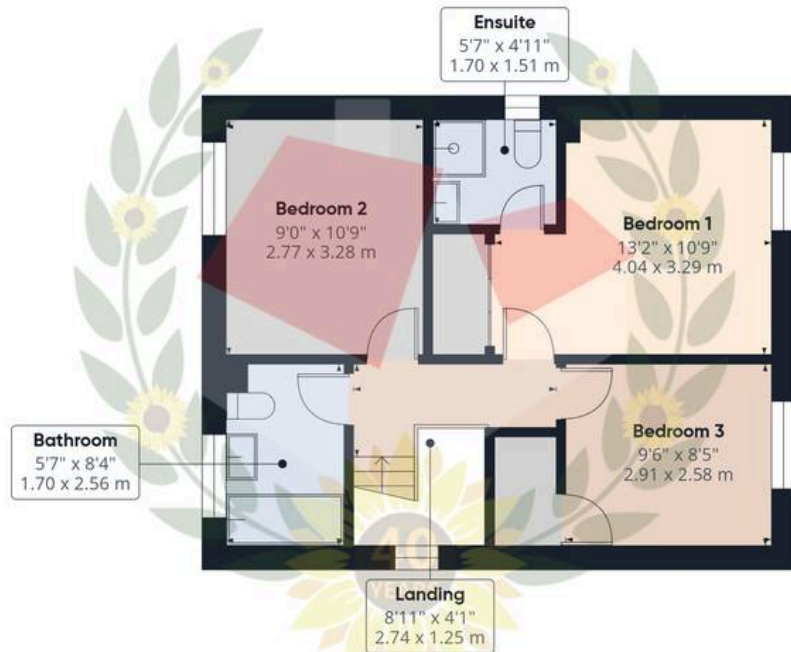


**Ground Floor**

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

942 ft<sup>2</sup>

87.5 m<sup>2</sup>



**Floor 1**



(1) Excluding balconies and terraces

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



## Michael Tuck Tewkesbury

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