



SALES & LETTINGS



81 York Road, Tewkesbury, GL20 5HB
Asking Price £320,000

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661
Walton Cardiff: 4 Columbine Road, Walton Cardiff, Tewkesbury, GL20 7SP. Tel. 01684 295417 Fax. 01684 851780



TAG Residential Lettings Limited. Registered in England No. 05783882
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	77
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Situation

Priors Park is a long-established residential area of Tewkesbury with its own small convenience store and day nursery. The town centre with its wide range of shops and amenities can be easily accessed either on foot, cycle path or by a regular bus service.

The historic market town of Tewkesbury is centrally located between Cheltenham, Evesham and Worcester close to the M5. It has many stunning Tudor buildings as well as a wealth of leisure, health, educational and arts facilities whilst its close proximity to the motorway and railway station provide easy access to the rest of the country.

PROPERTY SUMMARY

Extended Semi Detached Home
 Three Bedrooms
 Living Room
 Kitchen
 Study
 Sunroom with Log Burner
 Private Rear Garden
 Garage & Ample Off Road Parking
 Double Glazing & Gas Central Heating
 Council Tax Band B



Description

*** NO ONWARD CHAIN ***TAG Sales & Lettings are pleased to offer this extended three-bedroom semi-detached family home.

Upon entering, you are greeted by a welcoming entrance hall that leads into a cosy lounge, a versatile dining room (which can also be used as a study), and an open-plan L-shaped kitchen, perfect for family gatherings. The sunroom, featuring a log burner, adding comfort and warmth. Additionally, there is a convenient downstairs cloakroom for guests.

Upstairs, you will find three comfortable bedrooms, providing ample space for family members, along with a family bathroom that completes the floor.

Key features of the home include UPVC double glazing, efficient gas central heating, and a garage for additional storage. There is plenty of off-road parking available for several cars, ensuring everyone has a space. The front garden and large private rear garden offer ample outdoor space for relaxation and entertainment.

Don't miss out—book your viewing today!



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room

10'11 x 16'04 (3.33m x 4.98m)

Study

11'11 x 9'10 (3.63m x 3.00m)

Kitchen

8'04 x 11'03 (2.54m x 3.43m)

Sun Room

12'04 x 7'06 (3.76m x 2.29m)

WC

4'10 x 4'05 (1.47m x 1.35m)

Bedroom 1

9'10 x 12'09 (3.00m x 3.89m)

Bedroom 2

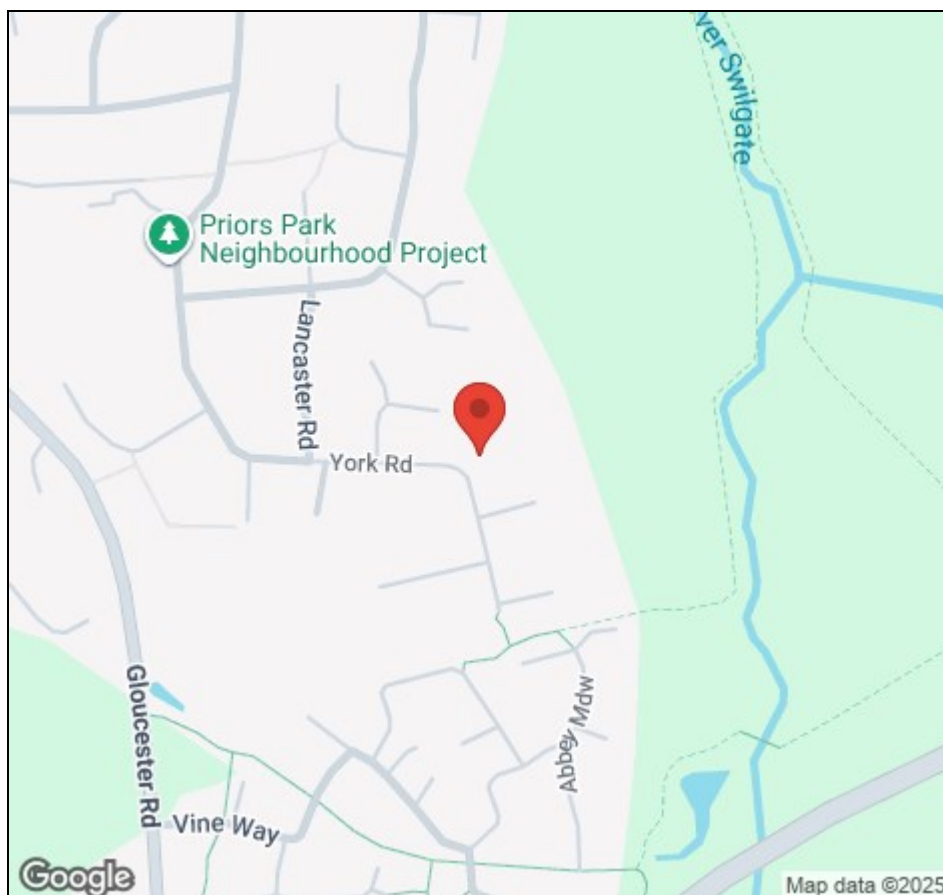
11'04 x 8'05 (3.45m x 2.57m)

Bedroom 3

9'10 x 9'10 (3.00m x 3.00m)

Bathroom

5'11 x 6'10 (1.80m x 2.08m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: info@tagsalesandlettings.co.uk

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.
All appliances, fittings or heating systems have not been tested. Buyers are advised to seek
verification from their surveyor or legal representative.

P Gregory & V Davis trading as TAG Residential Lettings LTD.