



tag



SALES & LETTINGS



59 Wenlock Road, Tewkesbury, GL20 5JE
Asking Price £225,000

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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	EU Directive 2002/91/EC	81

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

Three Bedrooms
Semi Detached house
Lounge
Dining Room
Kitchen
Front & Rear Garden
Family Bathroom
UPVC Double Glazing
Gas Central Heating
Council Tax Band A



Description

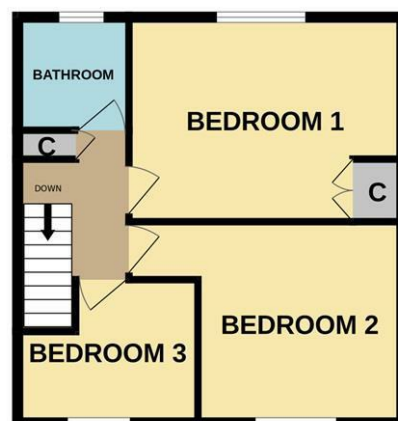
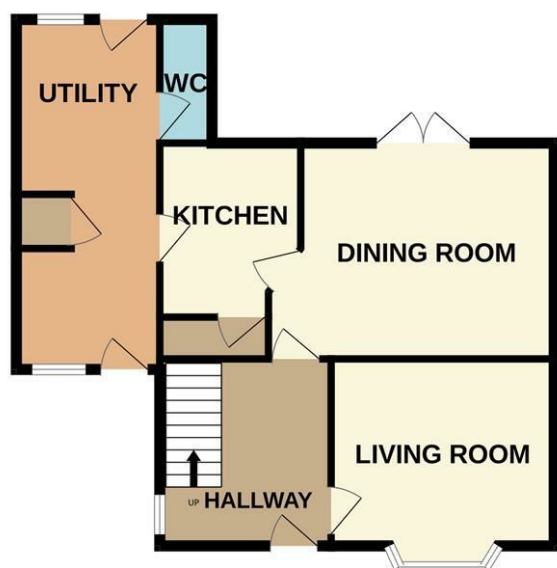
This three bedroom semi detached house is in need of some updating but really would make a lovely family home. Offered for sale with NO ONWARD CHAIN

Located in the residential area of Priors Park within walking distance to Tewkesbury's town centre and primary school.

The property benefits from a communal parking area, it briefly comprises an entrance hall, lounge with bay window. Dining room with fireplace leading onto a fitted kitchen with pantry. Door from the kitchen leading to utility room with coal store, down stairs cloakroom (access doors leading to both the front and rear)

Upstairs are three good size bedrooms and a family bathroom with the master bedroom having built in wardrobes. The property is further complimented by gas central heating and is partially double glazed.

To the outside are generous front and rear gardens,



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

11'10 x 9'11 (3.61m x 3.02m)

Dining Room

13'05 x 11'05 (4.09m x 3.48m)

Kitchen

6'09 x 9'06 (2.06m x 2.90m)

Utility

18'06 (max) x 7'07 (max) (5.64m (max) x 2.31m (max))

Bedroom 1

12'04 x 10'10 (3.76m x 3.30m)

Bedroom 2

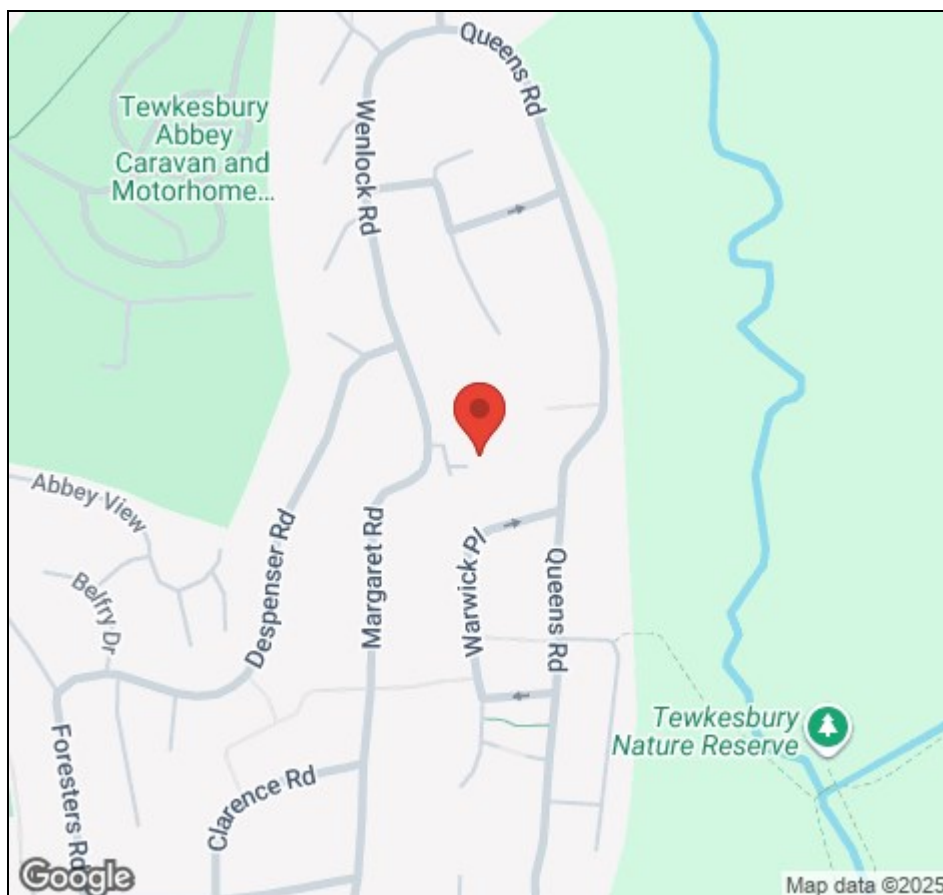
10'10 x 10'08 (3.30m x 3.25m)

Bedroom 3

6'06 x 7'02 (1.98m x 2.18m)

Bathroom

6'00 x 6'00 (1.83m x 1.83m)



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.