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## SALES & LETTINGS



**22 Bluebell Road, Tewkesbury, GL20 7FE**  
**Asking Price £375,000**

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



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		94
(81-91) B	84	
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

## Situation

Bluebell Road is situated in the desirable Tewkesbury Meadow Estate. This home benefits from excellent local amenities, nearby schools, and easy access to Tewkesbury town centre and major transport links, making it an ideal setting for modern family life.

Walton Cardiff is on a regular bus route to Cheltenham, which is 9 miles away, and to the historic market town of Tewkesbury, just 2 miles away. Tewkesbury features many stunning Tudor buildings and offers a wealth of leisure, health, educational, and arts facilities. Its close proximity to the motorway and railway station ensures easy access to the rest of the country.

## PROPERTY SUMMARY

Three Bedroom Three Story Family Home  
 Lounge Located To The Front  
 Kitchen With Integrated Appliances  
 Utility Area Leading To Downstairs WC  
 Low Maintenance Rear Garden  
 Built In Storage To ALL Bedrooms  
 Private En Suite Shower Room To Master Bedroom  
 Driveway With Parking For Up To Three Vehicles  
 Gas Central Heating & UPVC Double Glazing Throughout  
 Council Tax Band C





## Description

TAG Sales & Lettings are pleased to present this deceptively spacious three-bedroom, three-storey semi-detached family home, ideally located in the popular and family-friendly Tewkesbury Meadow Estate, just south of Tewkesbury town centre.

Upon entering the property, you are welcomed by a front-facing living room, perfect for family gatherings or relaxing movie nights. Double doors lead into a bright and expansive open-plan kitchen and dining area, designed to be the heart of the home. The kitchen is well-equipped with an integrated fridge freezer, dishwasher, double oven, hob, and a central island that provides additional storage and worktop space. Adjacent to the dining area, there is a handy utility space that leads to a convenient downstairs cloakroom.

From the kitchen, double doors open into the low-maintenance rear garden, ideal for children to play in or for family barbecues. The garden features a front patio area perfect for outdoor dining and relaxing, along with a larger section at the rear with astroturf grass, great for children's play and entertaining in the summer.

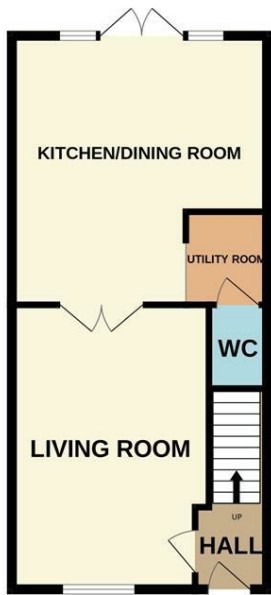
On the first floor, you will find two double bedrooms, both equipped with built-in wardrobes. A modern family bathroom adds convenience, featuring both a bath for relaxing evenings and a separate shower cubicle.

The entire top floor is dedicated to the master bedroom, which benefits from built-in wardrobes and a dressing area, along with a private en-suite shower room.

Outside, the property boasts a block-paved driveway that can accommodate up to three cars, as well as a garage with an up-and-over door, complete with power and lighting—ideal for storage or hobbies.

This home also includes gas central heating, UPVC double glazing throughout, and an NHBC warranty valid until December 2027, ensuring peace of mind for your family.

This family home offers a rare combination of space, style, and practicality. Don't miss out—book your viewing today with TAG Sales & Lettings.



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 16'11 (3.33m x 5.16m)

### Kitchen/Dining Room

15'05 (max) x 10'01 (4.70m (max)  
x 3.07m)

### Utility

5'07 x 4'10 (1.70m x 1.47m)

### Cloakroom

5'00 x 3'06 (1.52m x 1.07m)

### Bedroom 1

11'10 x 10'04 (3.61m x 3.15m)

### En Suite

8'01 x 6'09 (2.46m x 2.06m)

### Bedroom 2

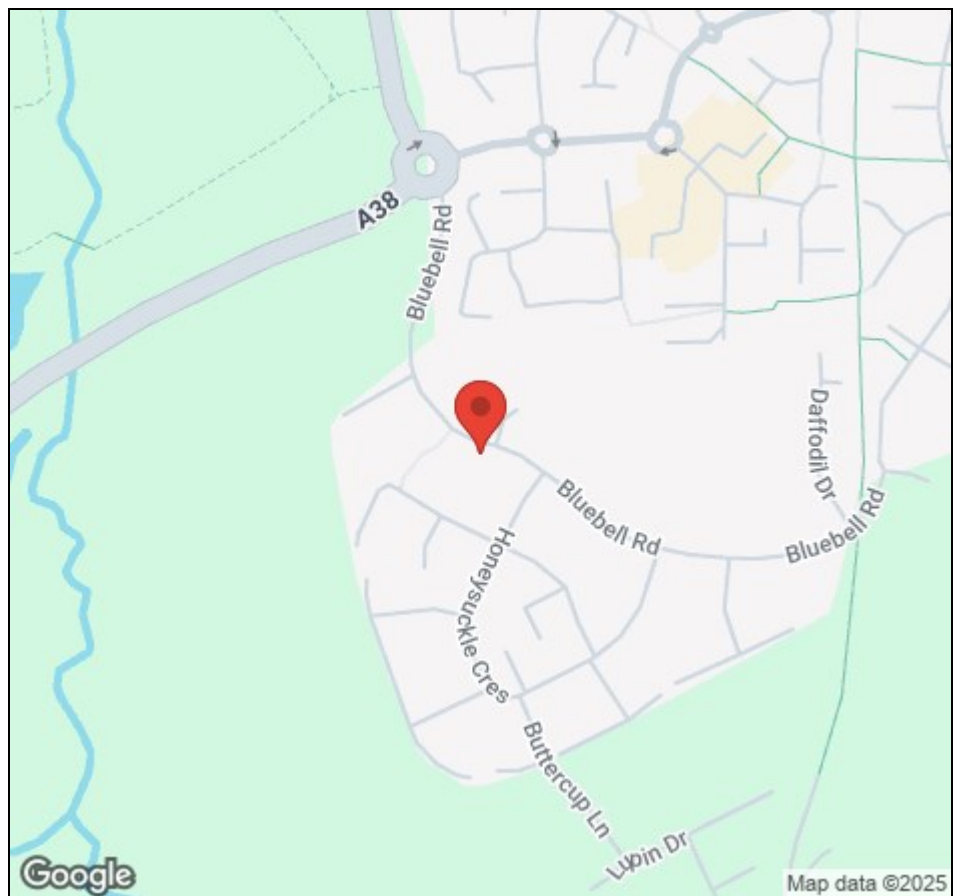
8'05 x 12'06 (2.57m x 3.81m)

### Bedroom 3

8'08 x 9'08 (2.64m x 2.95m)

### Bathroom

6'09 x 9'00 (2.06m x 2.74m)



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

Email: [info@tagsalesandlettings.co.uk](mailto: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.