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SALES & LETTINGS



**25 Gravel Walk, Tewkesbury, Gloucestershire GL20 5NH**  
**Asking Price £225,000**

**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		
(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	

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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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## PROPERTY SUMMARY

Town Cottage  
 Two Bedrooms  
 Living Room with Log Burner  
 Fully Fitted Kitchen/Breakfast Room  
 Family Bathroom with Roll Top Bath  
 Separate Garden  
 Rear Courtyard  
 Double Glazing  
 Gas Central Heating  
 Council Tax Band B

## Situation

Gravel Walk is situated in the heart of the historic market town of Tewkesbury and is centrally located between Cheltenham, Evesham and Worcester close to the M5.

In addition to a wide range of shops, the town centre has many stunning Tudor buildings and a wealth of leisure, health, educational and arts facilities, including schools (pre-school, primary and secondary), theatre, hospital, swimming pool, library and supermarkets, whilst its close proximity to the motorway and railway station provide easy access to the rest of the country.



## Description

TAG Sales and Lettings are pleased to offer for sale this two-bedroom town property, with a secret garden!

On entering this cottage. A log burner greets you once you come in through the porch to the living room, with a window overlooking the front garden. A step down takes you into a fitted kitchen and breakfast room, there is the added benefit of an integrated oven and hob, washing machine, fridge freezer and dishwasher. A stable door leads from here to a rear courtyard, which then gives access through to your garden. With ample seating areas, a pond and raised vegetable borders, this really is a rare gem, in the centre of town.

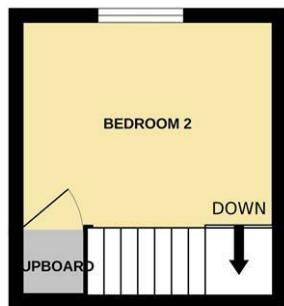
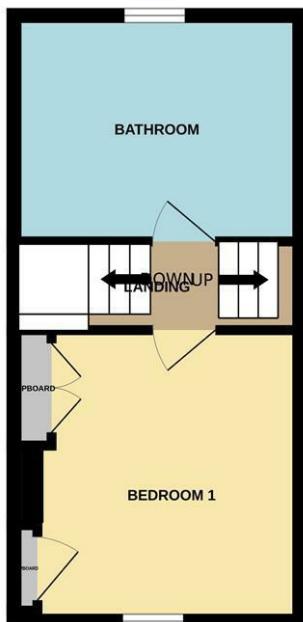
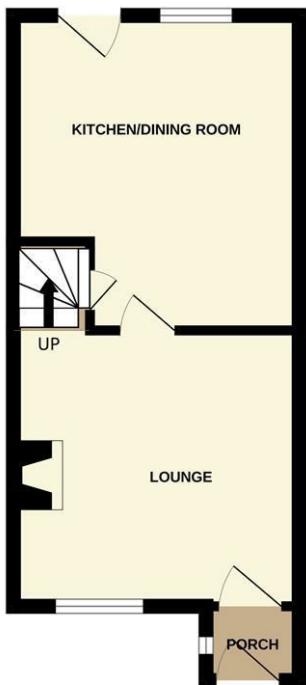
The stairs rise off the living room to the first floor, where Bedroom One is located at the front of the property. Across the landing is the family bathroom, which has a freestanding roll top bath, a separate freestanding corner shower enclosure, a low-level W/C and a wash hand basin.

The second floor is home to Bedroom Two, which has the benefit of a built-in wardrobe, again with a window overlooking the rear.

The property benefits from Gas Central Heating and Double Glazing.

Call us now to arrange your appointment to view.





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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## Porch

### Living Room

11'1 (max) x 10'5 (3.38m (max) x 3.18m)

### Kitchen/Diner

10'6 (max) x 11'4 (max) (3.20m (max) x 3.45m (max))

### Bedroom 1

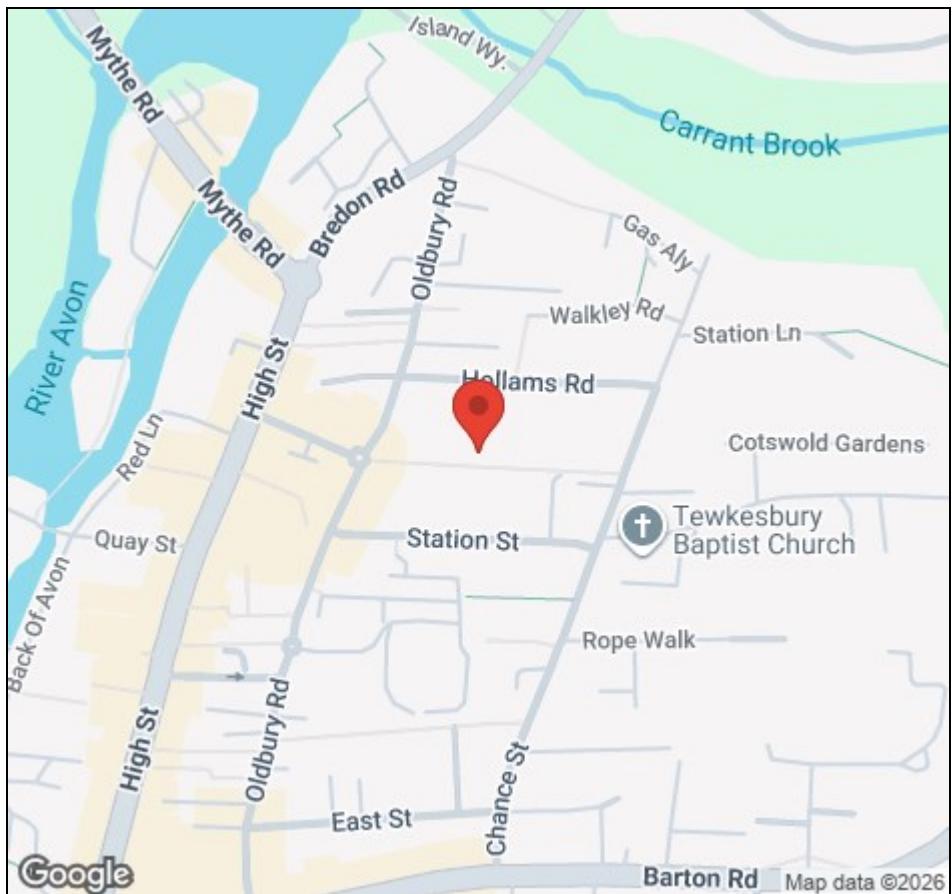
10'4 x 10'6 (3.15m x 3.20m)

### Bathroom

11'2 x 8'7 (3.40m x 2.62m)

### Bedroom 2

11'2 x 8'8 (3.40m x 2.64m)



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.