



Connells

The Saddlery Tolsey Lane
Tewkesbury

The Saddlery Tolsey Lane Tewkesbury GL20 5AE

For Sale guide price
£160,000



Property Description

This two-bedroom mid terraced town house is a property that is full of character and close to the centre of Tewkesbury, being just off the High Street. There are links to the M5 and M50 as well as being close to Tewkesbury Abbey and the River Avon. The property has a sitting/dining room, kitchen, two bedrooms.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any

services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Location

This property is just off the High Street in the centre of the market and historic market town of Tewkesbury. The town grew following the construction of Tewkesbury Abbey in the twelfth century and played a significant role in the Wars of the Roses. It stands at the confluence of the River Severn and the River Avon, and thus became an important trading point, which continued as railways and, later, the M5 and M50 motorway connections were established. The town gives its name to the Borough of Tewkesbury, a local government district of Gloucestershire. The town lies on the border with Worcestershire, marked largely by the Carrant Brook (a tributary of the River Avon).

Accommodation Ground Floor

Entrance Porch

Wooden part glazed door to living room.

Sitting/Dining Room

15' 4" x 18' 6" (4.67m x 5.64m)
Front facing Window, ceiling light, understairs storage, wood laminate flooring, ceiling light, double panel radiator, stairs to first floor, door to kitchen.

Kitchen

8' 2" x 6' 5" (2.49m x 1.96m)
Stainless steel sink, single electric oven with electric hob over, range of wall and floor mounted units, space and plumbing for washing machine,

part tiled walls, space for fridge/freezer, wall mounted combination boiler.

Accommodation First Floor

Landing

Ceiling light, doors to bedrooms and shower room.

Bedroom One

11' 1" x 10' 4" (3.38m x 3.15m)

Front and rear facing windows, vaulted ceiling with beams, ceiling light, single panel radiator.

Bedroom Two

9' 1" x 8' 2" (2.77m x 2.49m)

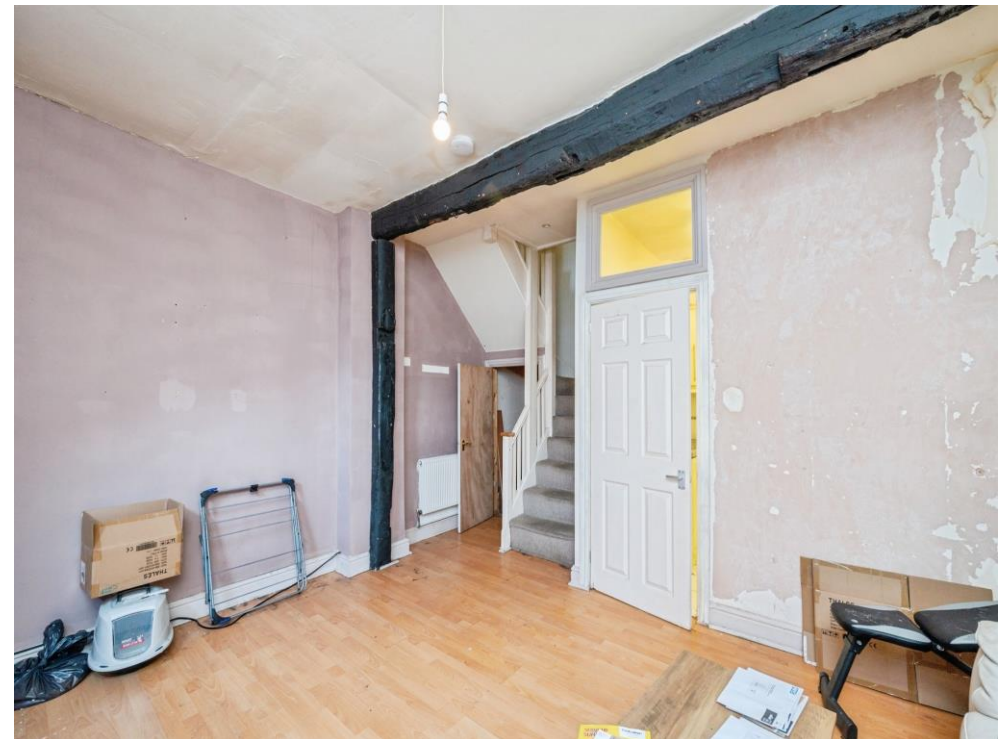
Side facing windows, vaulted ceiling with beams, ceiling light, single panel radiator.

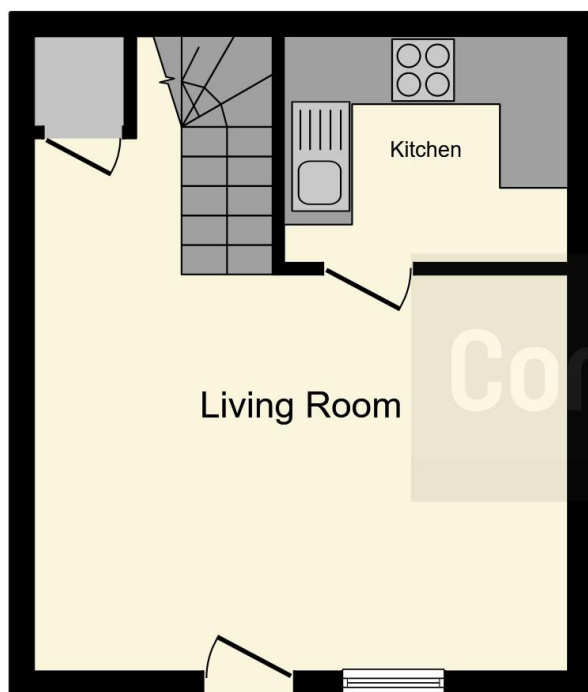
Bathroom

Vaulted ceiling, skylight, shower cubicle, WC, vanity unit, sink, part tiled walls, ceiling light, extractor.

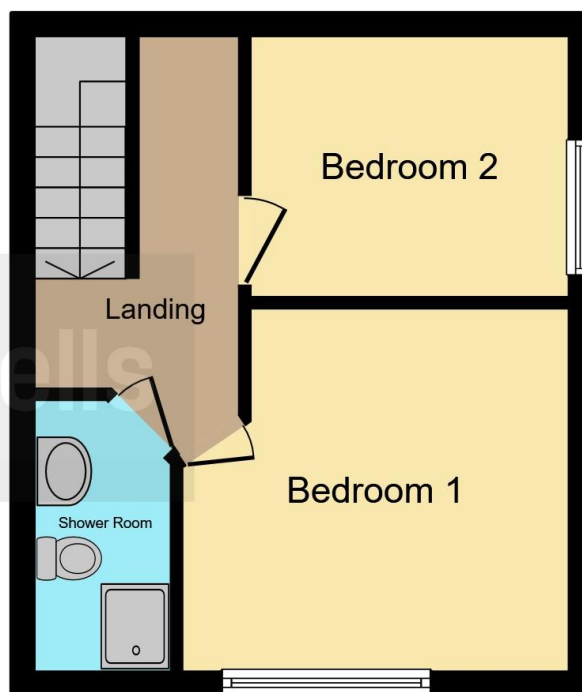
Services

All services are connected to the property.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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view this property online connells.co.uk/Property/WVL307206

directions to this property:

From the M5 junction leave at junction 9 and head onto Tewkesbury Town Centre and turn right onto the High Street and Tolsey Lane will be on the left and the property is on the right hand side.

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

EPC Rating: E Council Tax
 Band: B

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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