



# tag

estate agents



## 35 Oldfield, Tewkesbury, Gloucestershire GL20 5QT

Offers Over £140,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
		50	75
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) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Situation

Oldfield is situated on the edge 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.

## PROPERTY SUMMARY

ONE BEDROOM

Living Room

Kitchen

Bathroom

Private Garden

Double Glazing

Electric Heating

NO CHAIN

Council Tax Band A



## Description

\*\*\*NO CHAIN\*\*\*

An opportunity to purchase this good sized one bedroom garden flat, in the popular Oldfield development, conveniently located a stone's throw from the main High Street of Tewkesbury.

On entering the property, an entrance hall leads into the kitchen, with integrated electric oven and hob, space for washing machine and a fridge freezer.

The living room also leads off the hallway, with handy storage cupboard, fireplace with electric fire and a window overlooking the private rear garden with side access to bricked storage shed and front garden.

The bedroom also has a view over the rear garden and is of great proportion.

A bathroom completes this space, with bath and shower over, low level W/C and wash hand basin.

The property is further complemented by UPVC double Glazing and electric storage heaters.

This is a great opportunity for a first time buyer or investment purchaser.

Please call our office to book your appointment to view.

Approx 90 Years left on the lease

Ground rent and maintenance approx £120 PA (this includes buildings insurance)

GROUND FLOOR



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**

13'08 x 11'03 narrowing to 8'08 x 7'06 (4.17m x 3.43m narrowing to 2.64m x 2.29m)

**Kitchen**

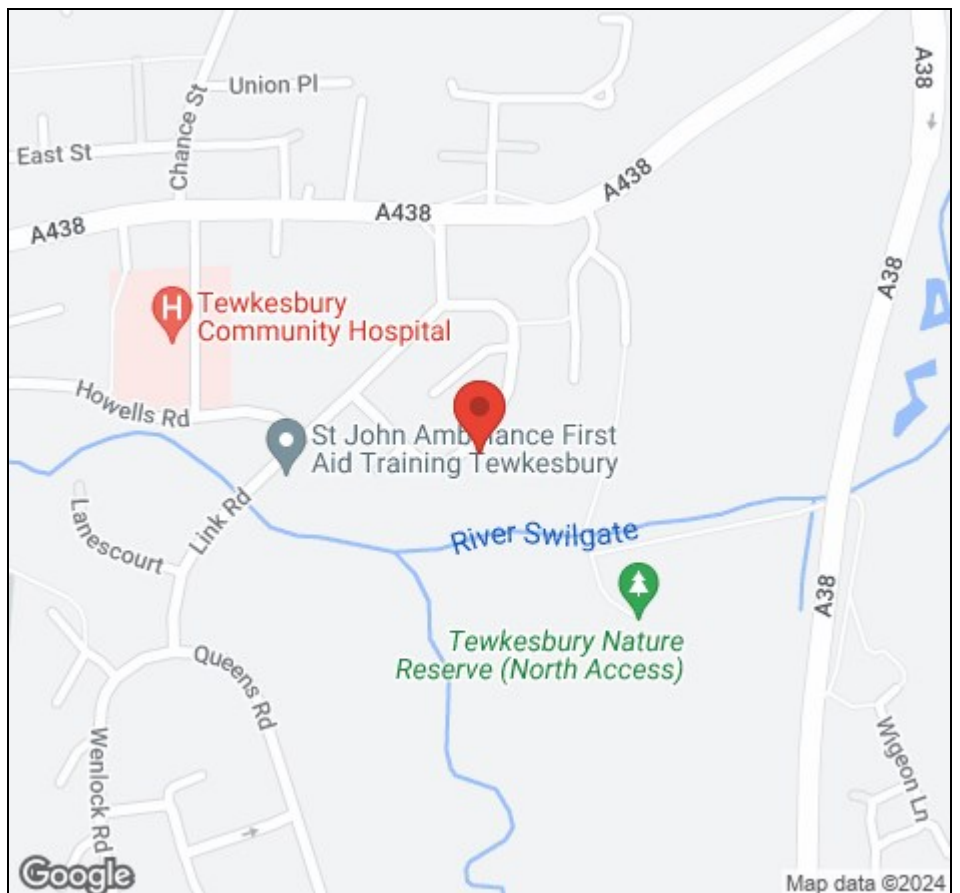
9'06 x 5'01 (2.90m x 1.55m)

**Bedroom**

13'05 x 9'05 (4.09m x 2.87m)

**Bathroom**

8'06 x 4'11 (2.59m x 1.50m)



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

Email: [info@tagestateagents.co.uk](mailto:info@tagestateagents.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 Estate Agents Ltd.