



# tag

estate agents



**28 Rectory Close, Gloucester, GL19 4JT**  
**Asking Price £420,000**

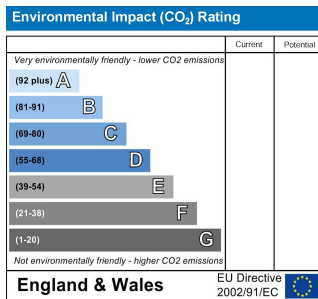
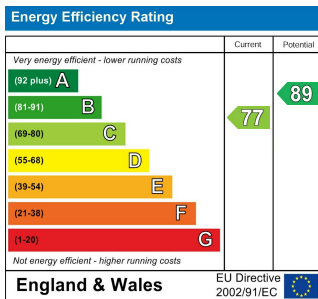
**Tewkesbury:** The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661  
**Walton Cardiff:** 4 Columbine Road, Walton Cardiff, Tewkesbury, GL20 7SP. Tel. 01684 295417 Fax. 01684 851780

[www.tagestateagents.co.uk](http://www.tagestateagents.co.uk) | [info@tagestateagents.co.uk](mailto:info@tagestateagents.co.uk)



TAG Estate Agents Limited. Registered in England No. 05783875  
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



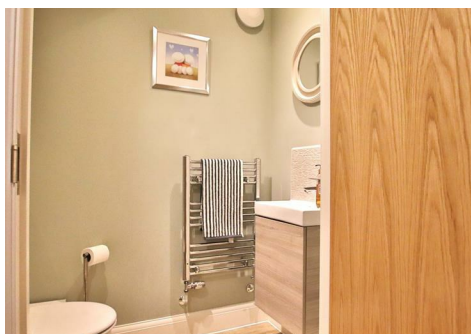


## Situation

### PROPERTY SUMMARY

- THREE BEDROOMS
- Detached
- Zappi EV 7kw Car Charge Point
- Extended Single Garage
- Kitchen/Dining Room With Intergrated Appliances
- Solar Panels & 10kw Battery Storage
- Village Location
- En Suite and Family Bathroom
- Landscaped Rear Garden
- Council Tax Band D





## Description

A wonderful opportunity to acquire an immaculate THREE BEDROOM DETACHED village home in Ashleworth, Gloucestershire.

On entering the property via the entrance hall, which provides access to the living room, enjoying views to the front of the property over the green space. Located at the end of the hallway is the warm and modern kitchen / dining room, a fabulous light and airy room, with patio doors out into the rear garden. The kitchen / dining room offers built in units and worktops, along with a range of integrated appliances, such as fridge freezer, double oven, hob and dishwasher.

Upstairs, the property has three generous bedrooms, to include two doubles and one single, both the double bedrooms offer built in wardrobes, the principal bedroom has the benefit of an en-suite shower room, a further family bathroom, with bath and shower over, low level W/C and wash hand basin, completes this floor.

The rear garden has been landscaped in recent years and is mainly laid to lawn, with decked seating area, positioned at the rear, which creates a private space to entertain. A patio encompasses the property, leading from the rear garden around the property, allowing for side access with the added benefit of an electric awning. The garage has been extended in recent years which had added a separate room to the rear which is currently being used as a gym. The garage can be accessed via a door from this room and has an electric roller door to the front.

To the front of the property a driveway leads to the extended single garage, a pretty front garden laid to lawn with a small hedgerow and off road parking for 2 cars and the added benefit of a Zappi EV 7kw charge point.

The property is further complemented by Double Glazing, Gas Central Heating, Solar panels with a 10kw battery storage and a Clarkson Evans Alarm System. This really is a beautiful family home, presented wonderfully and in a popular Gloucestershire village.

Call us to book your viewing today.





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.  
Made with Metropix C2024

### Living Room

10'03 x 17'06 (3.12m x 5.33m)

### Kitchen/Dining Room

17'07 (max) x 12'06 (max) (5.36m (max) x 3.81m (max))

### Bedroom 1

10'03 x 8'07 (3.12m x 2.62m)

### En Suite

6'03 x 5'00 (1.91m x 1.52m)

### Bedroom 2

10'04 x 9'08 (3.15m x 2.95m)

### Bedroom 3

11'11 x 7'00 (3.63m x 2.13m)

### Bathroom

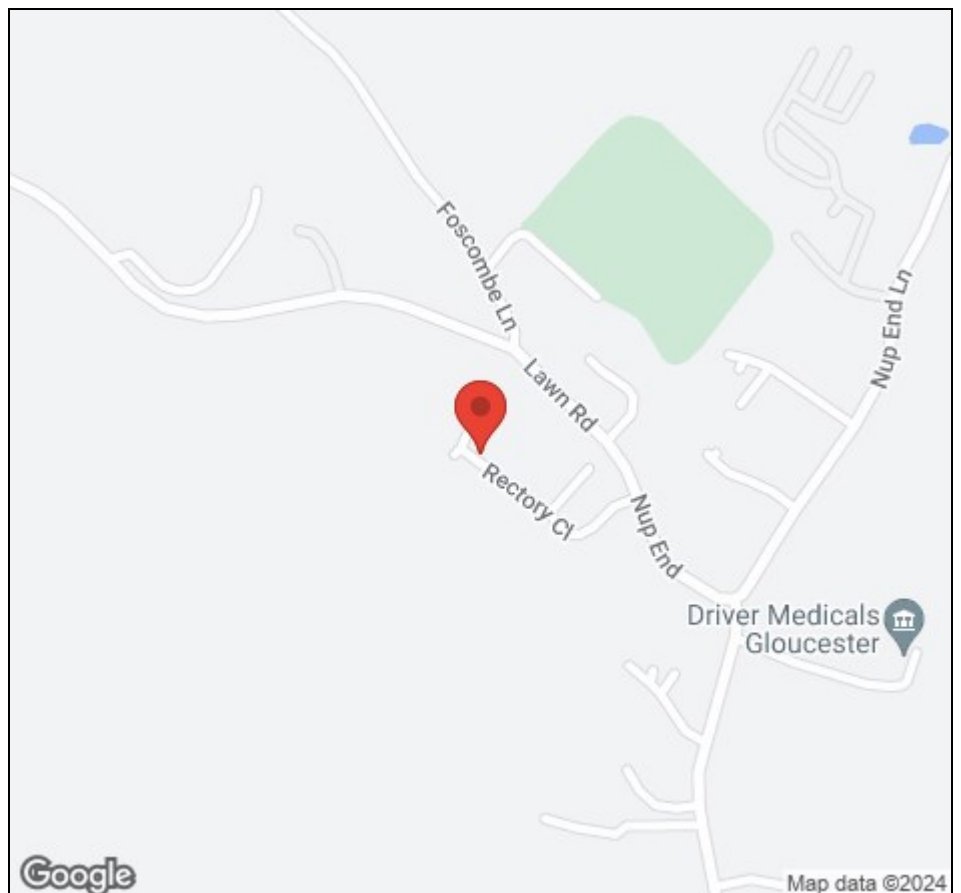
5'07 x 6'11 (1.70m x 2.11m)

### Garage

19'00 x 9'05 (5.79m x 2.87m)

### Study/Gym

9'02 x 8'11 (2.79m x 2.72m)



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.