



# tag

estate agents



**115 Davey Road, Tewkesbury, GL20 8UL**  
**Guide Price £310,000**

**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





| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 86        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 72                      |           |
| (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

Davey Road is ideally located with excellent links to junction 9 of the M5 motorway, within walking distance of the railway station, local shops, pharmacy and primary schools, also the new Dobbies Garden Centre and soon to arrive Cotswold Outlet Village. It is also on a regular bus route to Cheltenham (located 9 miles away) and into Tewkesbury.

The historic market town of Tewkesbury is located only 2.5 miles away and boasts a variety of shops, cafes and restaurants. It further benefits from a leisure centre, theatre and library.

## PROPERTY SUMMARY

- Three Bedrooms
- Living Room
- Kitchen
- Cloakroom
- Dressing Room and Ensuite to Bedroom One
- Garage & Off Road Parking
- Double Glazing
- Gas Central Heating
- Conservatory
- Council Tax Band C





## Description

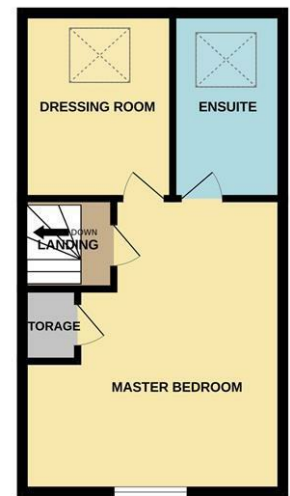
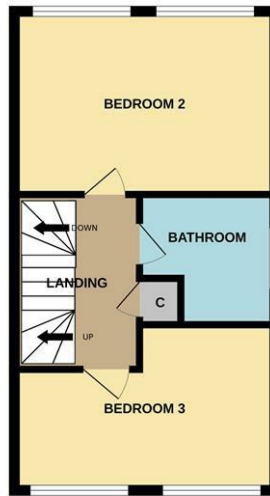
We are delighted to offer for sale this **THREE STOREY TOWN HOUSE** which is located in Ashchurch giving good access to the train station and M5 motorway for commuting.

The ground floor accommodation comprises entrance hall, downstairs W.C, kitchen and lounge/dining room, with French doors leading into the **CONSERVATORY** with patio doors out into the low maintenance rear garden.

On the first floor are bedrooms two and three and a family bathroom, the principal bedroom occupies the second floor, with the benefit of an ensuite shower room and **DRESSING ROOM**, with built in wardrobes.

The property is further complemented by UPVC double glazing, gas central heating, **GARAGE** and off road parking.

Please call our office today to book 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.  
Made with Metropix ©2023

#### Kitchen

8'01 x 10'10 (2.46m x 3.30m)

#### Living Room

15'06 (max) narrowing to 11'10 x 13'01 (max) narrow (4.72m (max) narrowing to 3.61m x 3.99m (max) narrow)

#### Cloakroom

3'00 x 6'01 (0.91m x 1.85m)

#### Conservatory

14'09 x 11'02 (4.50m x 3.40m)

#### Garage

8'04 x 18'05 (2.54m x 5.61m)

#### Bedroom 1

11'10 x 16'02 (3.61m x 4.93m)

#### Dressing Room

9'01 x 9 (2.77m x 2.74m)

#### Ensuite

6'01 x 7'01 (1.85m x 2.16m)

#### Bedroom 2

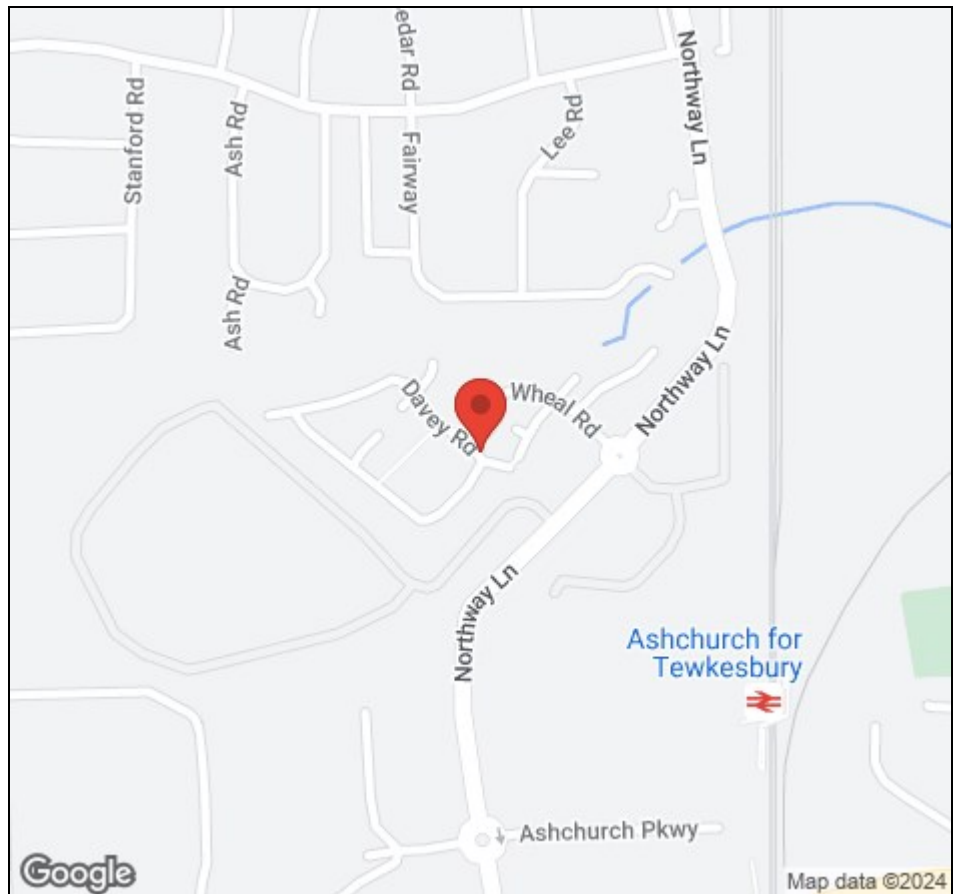
15'06 x 9'01 (4.72m x 2.77m)

#### Bedroom 3

15'07 x 9'01 (max) narrowing to 6'01 (4.75m x 2.77m (max) narrowing to 1.85m)

#### Bathroom

8'09 (max) narrowing to 5'06 x 6'07 (2.67m (max) narrowing to 1.68m x 2.01m)



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.