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estate agents



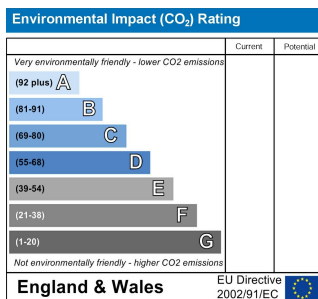
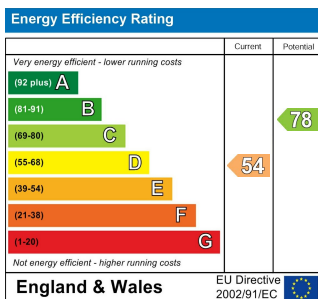
11 Pyke Road, Tewkesbury, Gloucestershire GL20 8DU
Asking Price £358,000

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TAG Estate Agents Limited. Registered in England No. 05783875
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Situation

Pyke Road is located in the popular area of Newtown, with easy access to Junction 9 of the M5 motorway. It is also within walking distance to local shop/petrol station, public house, Tirlbrook Primary School and Tewkesbury Secondary School.

Newtown is on a regular bus route to Cheltenham and the historic market town of Tewkesbury (located only one mile away) which benefits from swimming pool, library, theatre and a variety of shops and restaurants.

PROPERTY SUMMARY

FOUR BEDROOM SEMI DETACHED PROPERTY WITH NO ONWARD CHAIN

Downstairs Bedroom / Annexe

Lounge / Dining Room

Fitted Kitchen

Utility Room

Immaculate Garden

Family Bathroom

Off Road Parking

Gas Central Heating & Double Glazing

Council Tax Band C



Description

TAG Estate Agents are thrilled to present this four-bedroom semi-detached property, with NO ONWARD CHAIN, ideal for a family, situated in the highly sought-after residential area of Newtown.

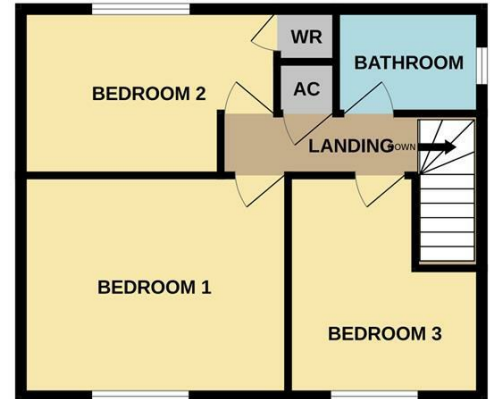
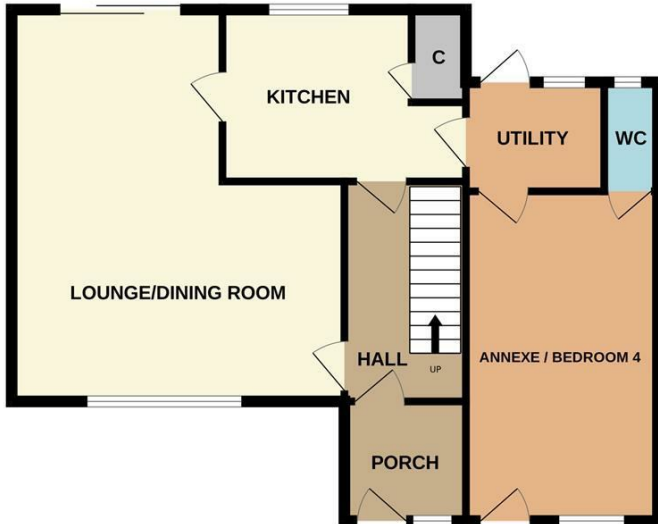
As you step into the property through a handy porch, you will find the hallway with an under stairs cupboard. From here, you can access both the lounge/dining room and the kitchen. The living room is a bright and airy space with a window overlooking the front of the property, leading into the dining area, perfect for family dinners and gatherings. Patio doors from the dining area lead out onto the rear garden, an ideal place for kids to play and for hosting barbecues and outdoor events. Another door leads from the dining area into the kitchen, which is equipped with both eye-level and base level units and has the added benefit of a pantry cupboard. A door from the kitchen leads into the utility area, and another door leads out to the rear garden.

The utility area has a further door leading to the annexe/bedroom four, which has the added benefit of its entrance door from the driveway and its cloakroom, perfect for accommodating guests or as a playroom for the little ones.

Upstairs, there are three double bedrooms, two of which have wardrobe space, providing ample storage for the whole family. A further bathroom completes this floor.

Outside, there is off-road parking for two vehicles at the front of the property. The easterly facing rear garden is mainly laid to lawn, with an array of flowers and beds, perfect for gardening enthusiasts or for kids to explore and have fun.

The property is further complemented by double glazing and gas central heating, providing a comfortable and safe environment for your family.



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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Lounge / Dining Room

16'11 narrowing to 10'08 x 19'11
narrowing to 11'0 (5.16m
narrowing to 3.25m x 6.07m
narrowing to 3.40)

Kitchen

9'07 x 8'03 (2.92m x 2.51m)

Annexe / Bedroom 4

9'09 x 16'09 (2.97m x 5.11m)

Utility

7'00 x 5'06 (2.13m x 1.68m)

Cloakroom

2'06 x 5'03 (0.76m x 1.60m)

Bedroom 1

13'07 x 11'02 (4.14m x 3.40m)

Bedroom 2

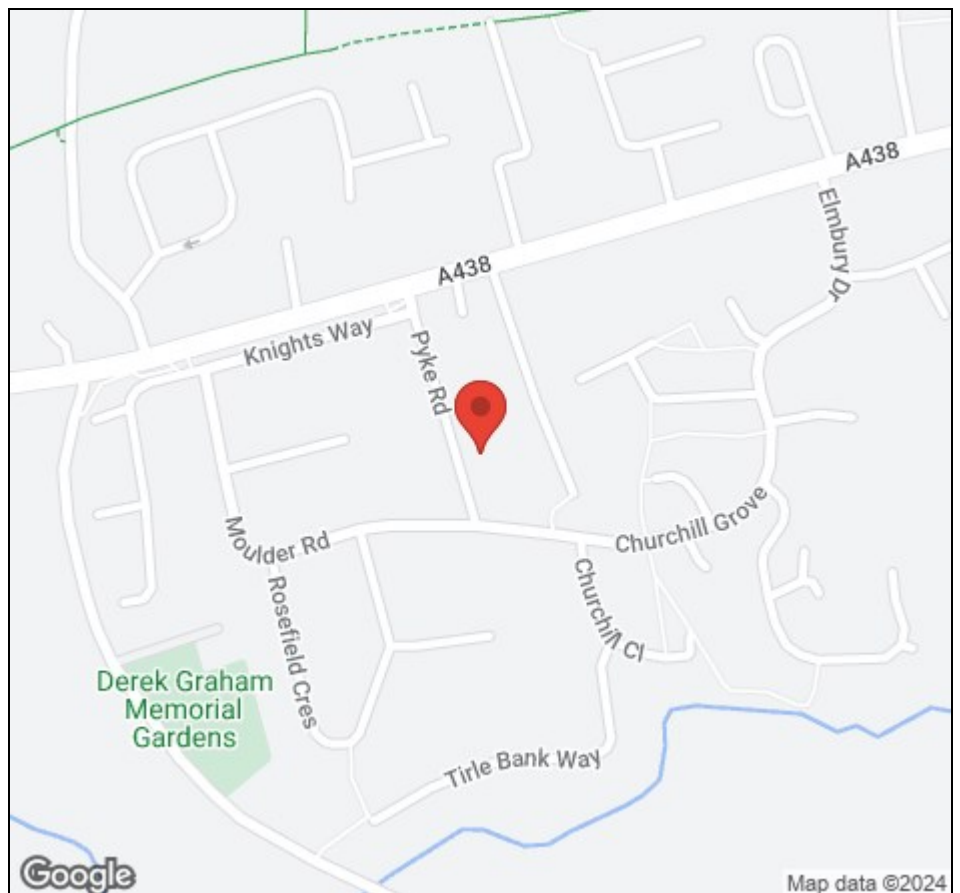
10'02 x 8'05 (3.10m x 2.57m)

Bedroom 3

9'10 x 11'03 (3.00m x 3.43m)

Bathroom

7'04 x 5'04 (2.24m x 1.63m)



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

Email: 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.