



tag

estate agents



16 York Road, Tewkesbury, Gloucestershire GL20 5HJ
Asking Price £325,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	80
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		67	75
EU Directive 2002/91/EC			

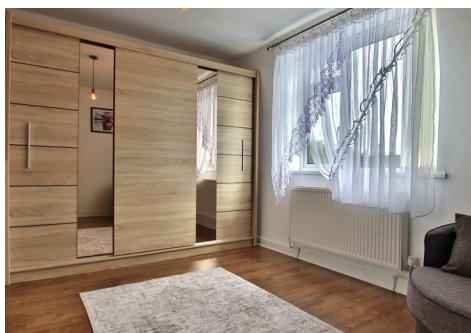
Situation

Priors Park is a long-established residential area of Tewkesbury with its own small convenience store and day nursery. The town centre with its wide range of shops and amenities can be easily accessed either on foot, cycle path or by a regular bus service.

The historic market town of Tewkesbury is centrally located between Cheltenham, Evesham and Worcester close to the M5. It has many stunning Tudor buildings as well as a wealth of leisure, health, educational and arts facilities whilst its close proximity to the motorway and railway station provide easy access to the rest of the country.

PROPERTY SUMMARY

- Extended Semi Detached House
- Lounge & Conservatory
- Kitchen & Dining Room
- Utility Room
- Downstairs Shower Room
- Three Double Bedrooms
- Family Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Off Road Parking and Rear Garden



Description

An extended and immaculately presented SEMI DETACHED family home. A viewing really is essential to appreciate what the property has to offer.

Upon entering the property via the entrance hall which has a handy storage cupboard and door to the utility room, downstairs shower room and handy rear porch. There is a further door into the dining room, with patio doors to the rear garden and an archway leading through to the fitted kitchen which has an integrated dish washer and tower oven. There is a door leading through to the dual aspect lounge with feature LOG BURNER which has stairs up to the first floor and sliding patio doors leading to the conservatory which has the benefit of UNDER FLOOR HEATING and has doors to the south facing rear garden.

On the first floor the landing has a windows to the front of the property and doors leading off to all three double bedrooms and the family bathroom, with bedroom one having a dual aspect. Bedrooms three has fitted wardrobes.

The property is further complemented by UPVC double glazing, gas central heating, off road parking for two cars and attractive landscaped rear garden with a shed and summer house which both have power and lighting.

GROUND FLOOR



1ST 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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Lounge

18'3 x 12'00 (5.56m x 3.66m)

Conservatory

11'4 x 11'5 (3.45m x 3.48m)

Kitchen/ Dining room

12'3 x 18'02 (3.73m x 5.54m)

Utility Room

7'7 x 5'6 (2.31m x 1.68m)

Downstairs Shower Room

6'03 x 5'5 (1.91m x 1.65m)

Bedroom One

16'11 x 10'5 (5.16m x 3.18m)

Bedroom Two

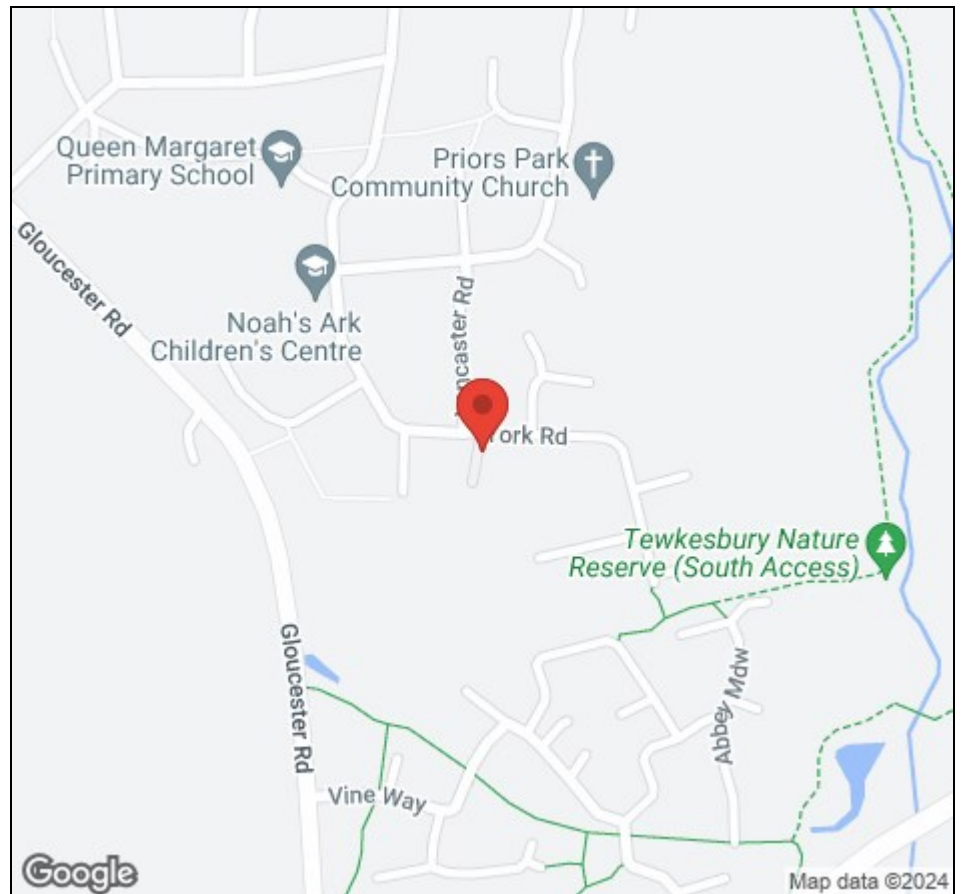
13'00 x 10'07 (3.96m x 3.23m)

Bedroom Three

11'08 x 10'10 (3.56m x 3.30m)

Family Bathroom

9'10 x 6'10 (3.00m x 2.08m)



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.