



# tag

estate agents



**10 Moulder Road, Tewkesbury, GL20 8DZ**  
**Asking Price £310,000**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(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

Moulder 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

Detached Bungalow  
Two Bedrooms  
Living Room  
Kitchen  
Two Conservatories  
Ample Off Road Parking  
Rear Garden  
UPVC Double Glazing  
Gas Central Heating  
Council Tax Band C





### **Description**

Rarely available, this detached 2 bedroom bungalow sits in a quiet location in the residential suburb of Newtown.

Well presented throughout with the unusual addition of 2 separate conservatories overlooking pretty well stocked rear gardens, this is an ideal purchase as it is but also with plenty of scope to adapt the accommodation to a buyers preference should that be desired, detached bungalows are particularly well suited to adaptation.

To the front, railing enclosed front with ample off road parking and garage.

Vacant possession upon completion.





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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### **Sitting Room**

15'04 x 10'02 (4.67m x 3.10m)

### **Conservatory From Sitting Room**

11'02 x 10'01 (3.40m x 3.07m)

### **Kitchen**

10'06 x 7'07 (3.20m x 2.31m)

### **Conservatory From Kitchen**

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

### **Bedroom 1**

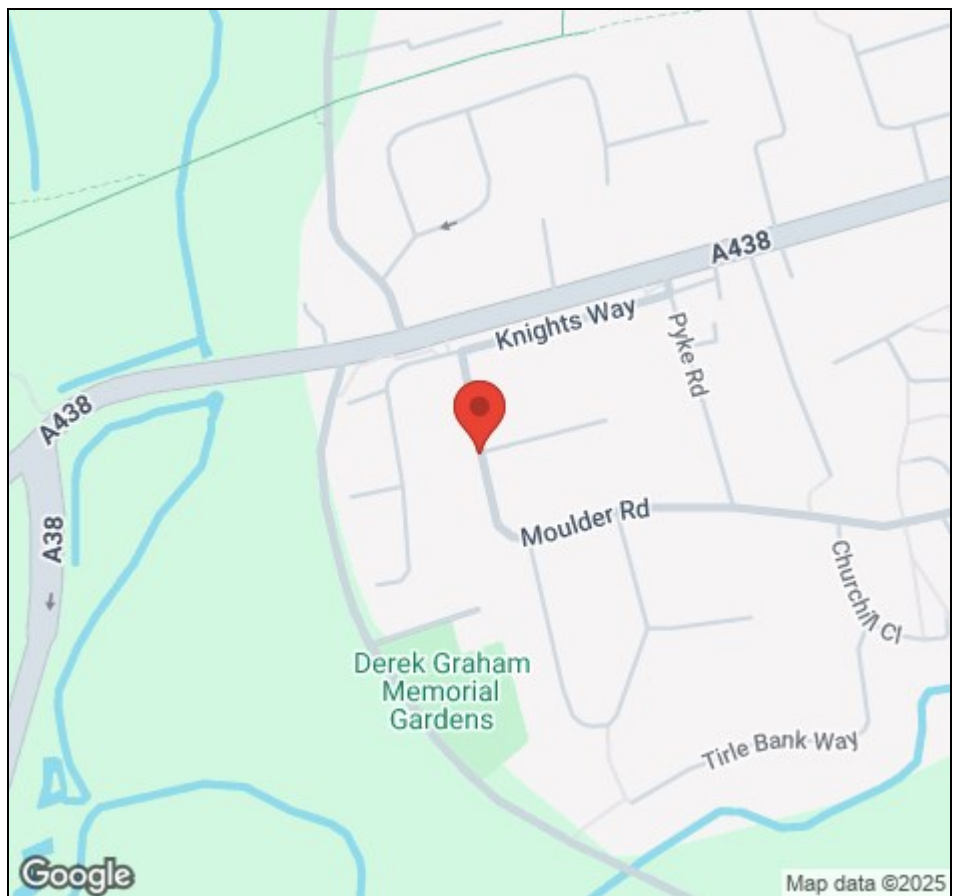
11'11 x 10'10 (3.63m x 3.30m)

### **Bedroom 2**

10'07 x 10'10 (3.23m x 3.30m)

### **Shower Room**

6'11 x 5'08 (2.11m x 1.73m)



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

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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.