



tag

estate agents



28 Tirlebank Way, Tewkesbury, GL20 8ES
Asking Price £365,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(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 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		EU Directive 2002/91/EC	

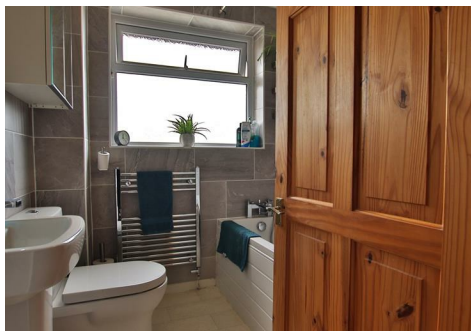
Situation

Tirlebank Way 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, Tirlebrook 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

- Semi Detached House
- Lounge / Dining Room
- Kitchen / Breakfast Room
- Four Bedrooms
- Family Bathroom
- Electric Car Charging Point
- Garden
- Off Road Parking
- Gas Central Heating
- Council Tax Band C



Description

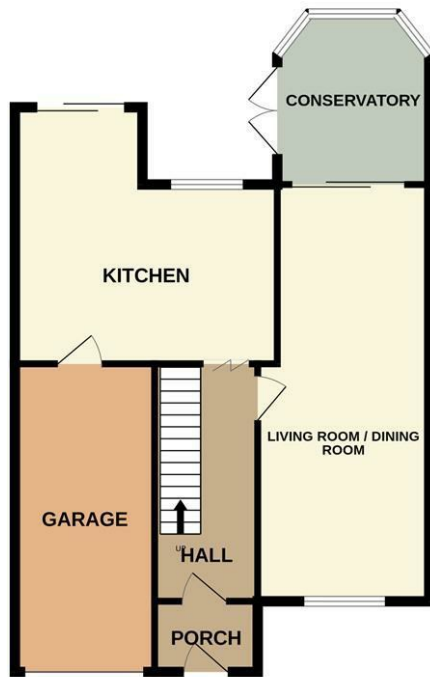
TAG Estate Agents proudly present this charming four-bedroom semi-detached family home nestled in the popular Newtown area.

The property features an inviting entrance hall leading to the living room and dining area, a sunlit conservatory with a view of the lush rear garden, and an L-shaped fitted kitchen and breakfast room with access to an integral garage.

Upstairs, you will find four bedrooms, three of which are spacious doubles, along with a separate family bathroom.

This home comes with solar panels, UPVC double glazing, gas central heating, off-road parking for three cars, and an electric car charging point. The private rear garden, accessible from the conservatory and kitchen/breakfast room, is mainly laid to lawn with a path leading from the decked seating area.

We highly recommend viewing this delightful family home.



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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Living Room / Dining Room

9'09 (max) x 25'00 (2.97m (max) x 7.62m)

Kitchen / Breakfast Room

14'11 (max) narrowing to 7'03 x 14'07 (max) narrow (4.55m (max) narrowing to 2.21m x 4.45m (max) narrow)

Garage

17'06 x 7'11 (5.33m x 2.41m)

Bedroom 1

8'10 x 13'09 (2.69m x 4.19m)

Bedroom 2

9'04 x 10'11 (2.84m x 3.33m)

Bedroom 3

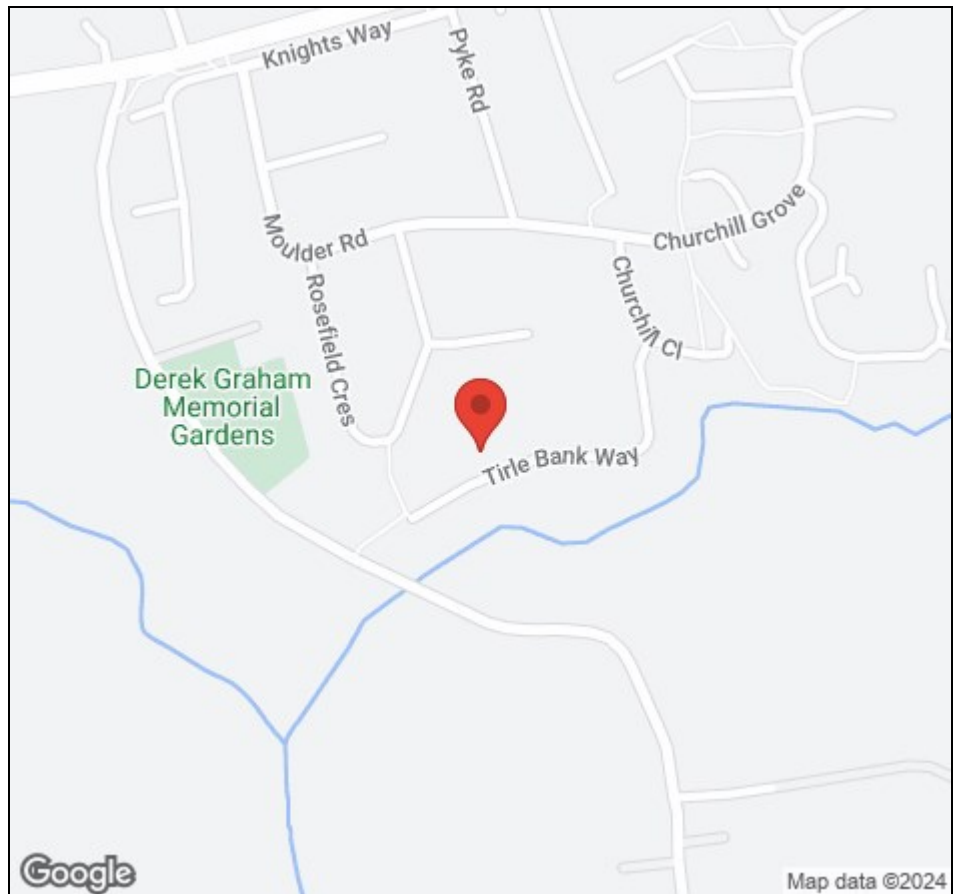
14'03 x 7'03 (4.34m x 2.21m)

Bedroom 4

6'07 x 6'07 (2.01m x 2.01m)

Bathroom

6'07 x 6'06 (2.01m x 1.98m)



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.