



tag

estate agents



10 Towbury Court Kilmore Lane, Tewkesbury, GL20 6EN
Asking Price £465,000

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 | 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			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(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

Located within the idyllic village of Twyning, which benefits from many local amenities, including a choice of two public houses, village shop, primary school, village hall, park, tennis club and riding school. The village also has easy access to the M50/M5 motorway and A38.

Twyning is located only three miles away from the historic market town of Tewkesbury, which benefits from a library, theatre, leisure centre and a variety of shops and restaurants.

PROPERTY SUMMARY

- Detached Family Home
- Village Location
- Three Bedrooms
- Lounge With Log Burner
- En Suite
- Family Bathroom
- Modern Kitchen / Dining Room
- Double Glazing & Oil Fired Central Heating
- Conservatory
- Council Tax Band E



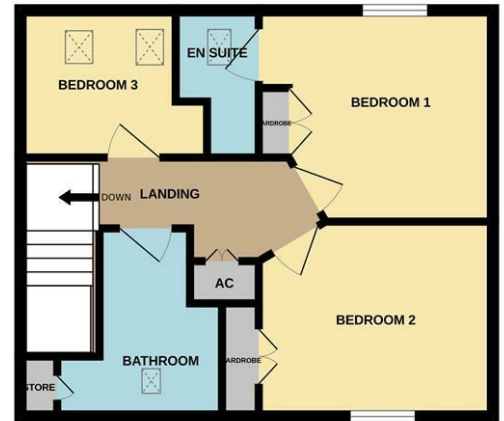
Description

TAG Estate Agents are excited to present an opportunity to purchase a three-bedroom detached family home located in the welcoming village of Twyning. This home is part of a small development consisting of 13 properties.

The property features an inviting entrance hall, a convenient downstairs cloakroom, a cozy sitting room with a charming log burner, and a modern open-plan kitchen dining room with fitted appliances. Additionally, there is a delightful conservatory accessible from the dining area.

Upstairs, you will find three bedrooms, with bedrooms one and two offering built-in storage. The master bedroom comes with an ensuite shower room, and there is also a family bathroom.

The house is designed for comfort and convenience, equipped with oil-fired central heating, double glazing, and a garage. There is also off-road parking, a front garden, and a private rear garden, making it an ideal space for a growing 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.
Made with Metropix ©2024

Living Room

14'06 x 11'00 (4.42m x 3.35m)

Kitchen / Dining Room

11'03 (max) x 23'06 narrowing to
12'04 (3.43m (max) x 7.16m
narrowing to 3.76m)

Conservatory

9'06 x 11'06 (2.90m x 3.51m)

Cloakroom

3'01 x 8'04 (0.94m x 2.54m)

Bedroom 1

11'11 x 11'03 (3.63m x 3.43m)

Bedroom 2

10'02 x 8'10 (3.10m x 2.69m)

Bedroom 3

7'00 x 9'02 (2.13m x 2.79m)

Bathroom

5'06 (max) x 8'05 (max) (1.68m
(max) x 2.57m (max))

Garage

16'05 x 8'06 (5.00m x 2.59m)



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.