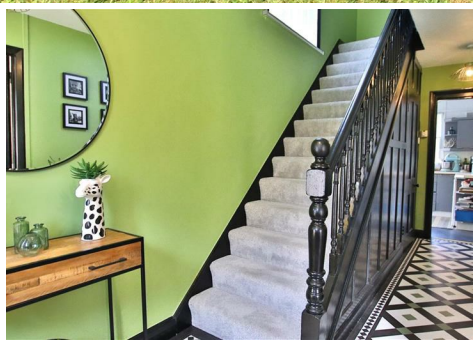




tag

estate agents



108 Ashchurch Road, Tewkesbury, GL20 8DB
Asking Price £495,000

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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		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

Ashchurch 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

- Three Bedrooms
- Detached
- Double Garage
- Plot Approx 139 ft x 75 ft
- Private Gardens
- Two Reception Rooms
- Two Conservatories
- Double Glazing
- Gas Central Heating
- Council Tax Band E



Description

TAG Estate Agents is excited to present a lovely 1930s 3-bedroom detached family home, perfect for families, nestled in the Newtown area of Tewkesbury. This charming property sits on a generous plot measuring approximately 139ft x 75ft, offering plenty of outdoor space for children to play and for families to relax and entertain.

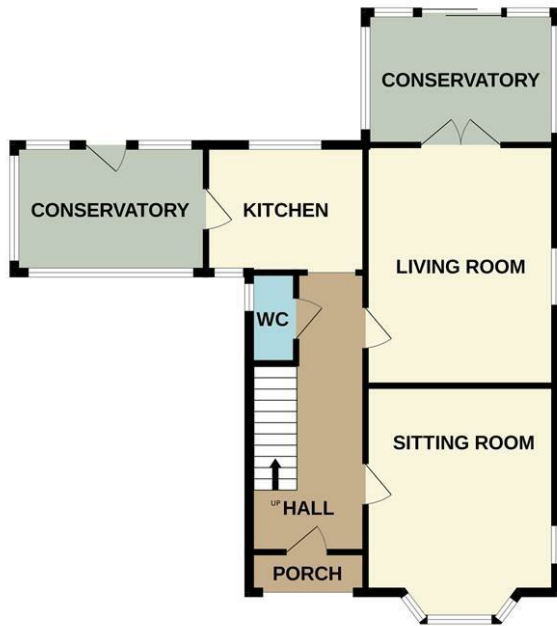
As you walk in, you'll be greeted by a welcoming hallway adorned with delightful geometric tiled flooring. The front sitting room features a bay window and a cosy real flame effect gas fire (remote-controlled), creating the perfect setting for family gatherings. Additionally, the separate back living room boasts another inviting real flame effect gas fire (remote-controlled) and provides access to one of the two conservatories. The fitted kitchen, complete with an oven and hob, leads to a beautifully appointed conservatory with direct access to the rear garden. There's also a convenient W/C on this floor, making it convenient for busy families.

Upstairs, you'll find two spacious double bedrooms, with the master bedroom located to the rear, offering a peaceful retreat for parents, along with an additional cosy single bedroom for the little ones. A family bathroom completes this floor, catering to the needs of the whole family.

Outside, a double garage with ample off-road parking for numerous vehicles ensures convenience for family vehicles. The property is perfectly situated in the centre of a generous plot, featuring a private front garden and a spacious rear garden, providing plenty of outdoor space for children to explore and play. The back garden also includes a pond and a delightful patio area, ideal for family barbecues and outdoor activities during the warmer months.

Moreover, the property is equipped with Gas Central Heating and double glazing throughout, ensuring comfort for the entire family.

If you'd like to schedule a viewing of this wonderful family home, please don't hesitate to contact us at 01684 27627.



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

11'10 x 12'10 (3.61m x 3.91m)

Living Room

11'11 x 14'11 (3.63m x 4.55m)

Conservatory

12'03 x 8'03 (3.73m x 2.51m)

Cloakroom

2'11 x 7'10 (0.89m x 2.39m)

Kitchen

9'11x 7'11 (3.02m x 2.41m)

Conservatory

9'03 x 11'11 (2.82m x 3.63m)

Bedroom 1

11'11 x 14'11 (3.63m x 4.55m)

Bedroom 2

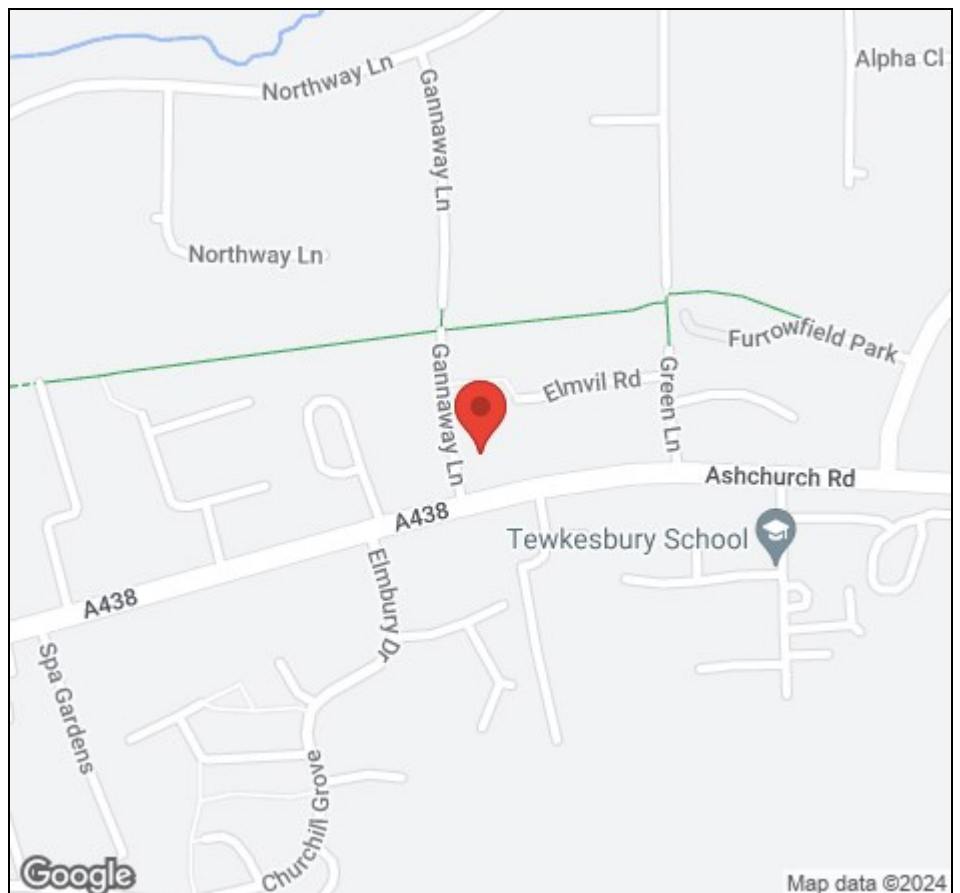
11'10 x 12'11 (3.61m x 3.94m)

Bedroom 3

10'00 x 7'11 (3.05m x 2.41m)

Bathroom

7'11 x 6'03 (2.41m x 1.91m)



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.