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estate agents



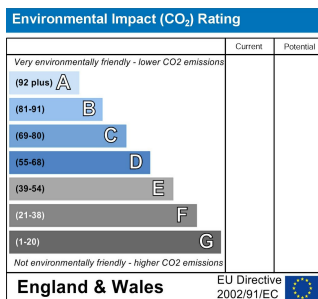
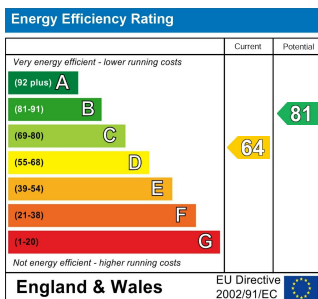
36 Moulder Road, Tewkesbury, Gloucestershire GL20 8EE
Asking Price £399,950

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Walton Cardiff: 4 Columbine Road, Walton Cardiff, Tewkesbury, GL20 7SP. Tel. 01684 295417 Fax. 01684 851780

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TAG Estate Agents Limited. Registered in England No. 05783875
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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

- Extended Semi Detached House
- Four Bedrooms
- Utility Room
- Two Bathrooms
- Off Road Parking
- Open-Plan Family Area / Kitchen
- Rear Garden
- UPVC Doble Glazing
- Gas Central Heating
- Council Tax Band C



Description

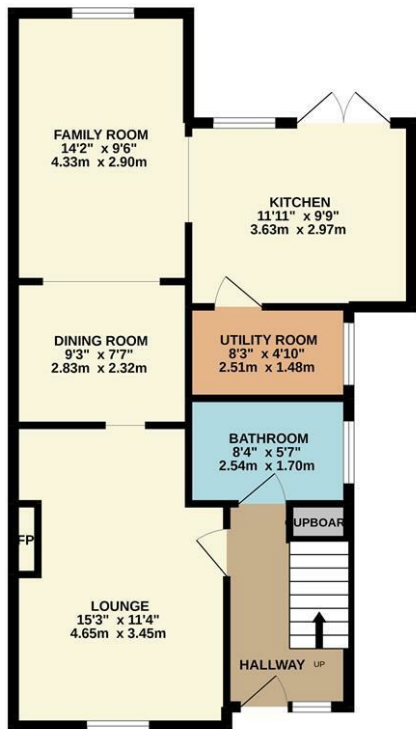
A beautifully presented 4 bedroom semi detached property in the ever popular residential area of Newtown, with the addition of a wonderful extension to provide extensive ground floor accommodation.

The spacious accommodation comprises large entrance hall with door leading through to the lounge and onto the dining room. The lounge has wood flooring throughout and a feature fireplace. The dining room leads directly through to an open family room and kitchen with patio doors leading out onto the patio area and garden. There is a utility room off the kitchen and downstairs bathroom.

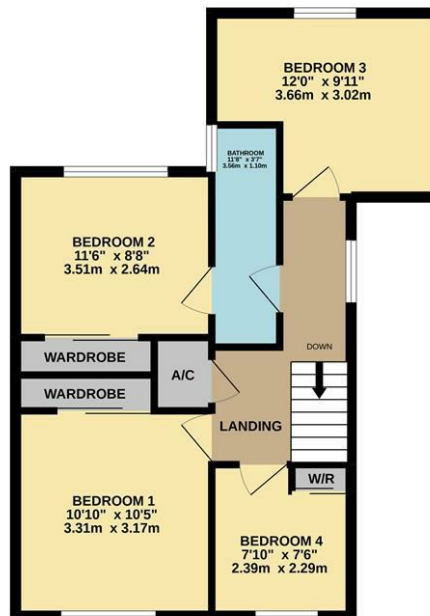
The first floor has 4 bedrooms, the principal bedroom is located to the front of the property and benefits from built in wardrobes, Bedroom two is located at the rear of the property with lovely views over the garden and also offers built in wardrobes. There are a further two bedrooms and a family bathroom.

Viewing comes highly recommended.

GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1171 sq.ft. (108.8 sq.m.) approx.

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 62022

Kitchen

11'11 9'9 (3.63m x 2.97m)

Family Area

14'2 x 9'6 (4.32m x 2.90m)

Dining Area

9'3 x 7'7 (2.82m x 2.31m)

Lounge

15'3 x 11'4 (4.65m x 3.45m)

Utility

8'3 x 4'10 (2.51m x 1.47m)

Bathroom

8'4 x 5'7 (2.54m x 1.70m)

Bedroom

8'2"x7'6" (2.49x2.29)

Kitchen

10'9"x8'6" (3.28x2.59)

Bedroom 1

10'10 x 10'5 (3.30m x 3.18m)

Bedroom 2

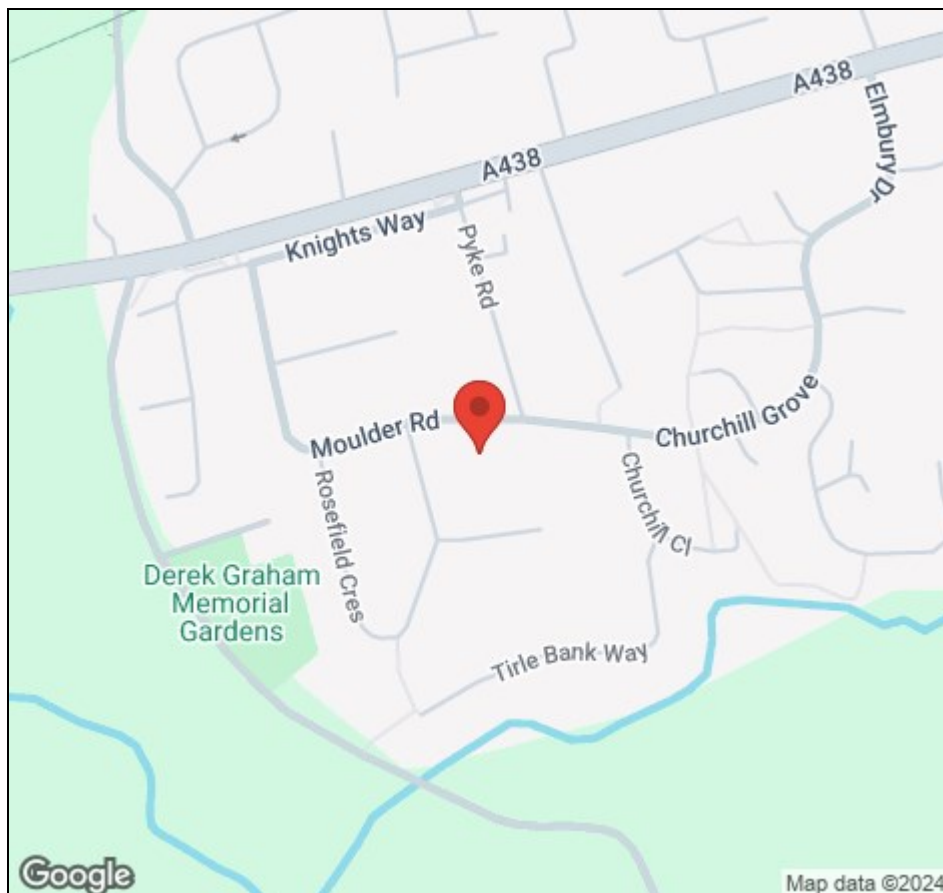
11'6 x 8'8 (3.51m x 2.64m)

Bedroom 3

12 x 9'11 x 7'8 (3.66m x 3.02m x 2.34m)

Bedroom 4

7'10 x 7'6 (2.39m x 2.29m)



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.