



# tag

estate agents



**15 Springfield, Tewkesbury, Gloucestershire GL20 8EP**  
**Asking Price £289,000**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	89
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		83	83
(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

Springfield 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 Comprehensive School.

Newtown is on a regular bus route to Cheltenham and the historical town of Tewkesbury, located only approximately a mile away, which benefits from swimming pool, library, theatre and a variety of shops and restaurants.

## PROPERTY SUMMARY

THREE BEDROOMS

Lounge

Refitted Kitchen

Dining Area

Refitted Bathroom

Garage/Storage Room

UPVC Double Glazing

Gas Central Heating

Off Road Parking and Rear Garden

Council Tax Band B



## Description

TAG Estate Agents are pleased to be able to bring to the market this spacious THREE BEDROOM family home in the desirable location of Springfield, a short distance from Tewkesbury town centre.

On entering this beautiful home into a modern kitchen, which is bright and airy, with space for oven and hob, a sink looks over the front and there is a serving opening which looks into the living room. A handy partial garage extension is now home to a dining room, with door leading into the remaining garage, which now provides useful storage space. The living room is located to the rear of the property and is of a good size, with window and patio doors which lead out to the rear garden.

To the first floor, there are THREE bedrooms, the principal bedroom is located to the rear of the property, with a large window overlooking the rear garden, there are two further bedrooms and a family bathroom with bath and shower over, low level W/C and wash hand basin further complement this floor..

The property is approached by a concrete drive, with space for two vehicles, the rear garden is private and of a good size, mainly laid to lawn, with pergola over a patio and enclosed by fencing.

The property is further complemented by double glazing and gas central heating.

Please call our office to book your appointment to view this great 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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### Lounge

16'04 x 12'01 (4.98m x 3.68m)

### Kitchen

9'00 x 9'02 (2.74m x 2.79m)

### Dining Room

6'02 x 7'04 (1.88m x 2.24m)

### Storage Area/Garage Space

7'10 x 9'03 (2.39m x 2.82m)

### Bedroom 1

9'07 x 12'04 (2.92m x 3.76m)

### Bedroom 2

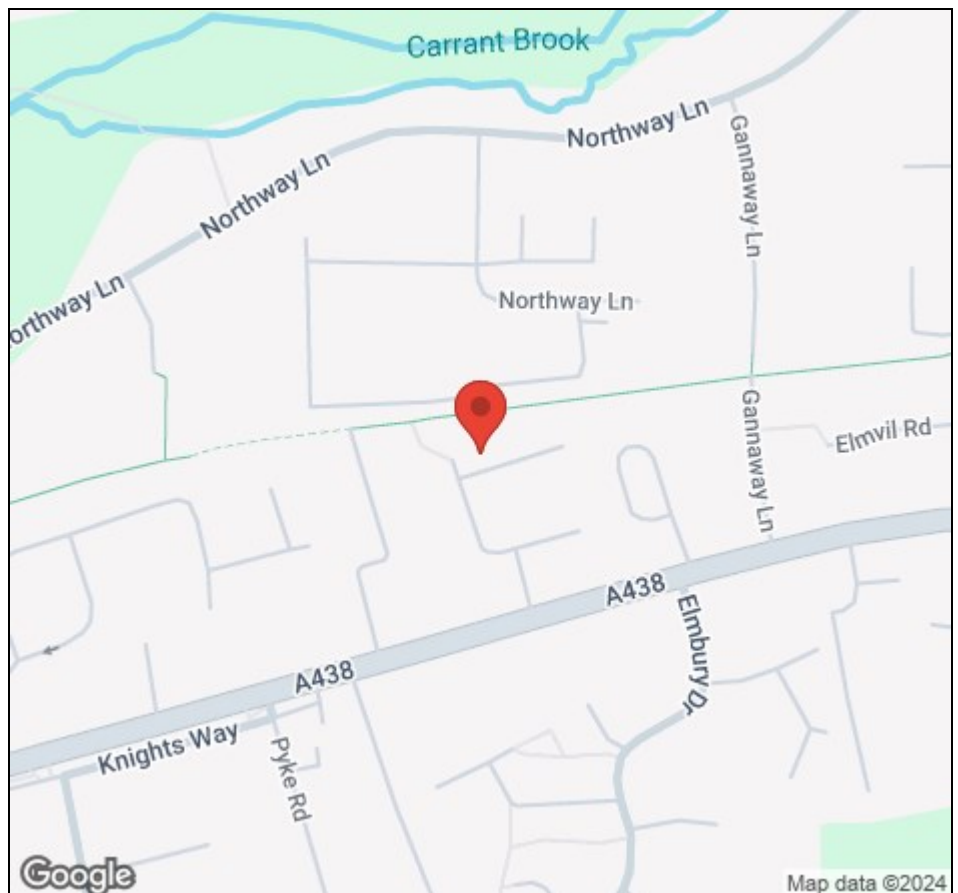
9'07 x 8'07 (2.92m x 2.62m)

### Bedroom 3

6'06 x 9'07 (1.98m x 2.92m)

### Bathroom

6'05 x 5'05 (1.96m x 1.65m)



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

Email: [info@tagestateagents.co.uk](mailto: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.