



tag



SALES & LETTINGS



2 Paternosters Cottesswold Road, Tewkesbury, GL20 5DX
50% Shared Ownership £117,000

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TAG Residential Lettings Limited. Registered in England No. 05783882
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	78	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 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

Paternosters is located at the bottom of Cotteswold Road which is located at the edge of the historic market town of Tewkesbury and is centrally located between Cheltenham, Gloucester, Evesham and Worcester close to the M5.

In addition to a wide range of shops, the town centre has many stunning Tudor buildings and a wealth of leisure, health, educational and arts facilities, including schools (pre-school, primary and secondary), theatre, hospital, swimming pool, library and supermarkets, whilst its close proximity to the motorway and railway station provide easy access to the rest of the country.

PROPERTY SUMMARY

100% Ownership or 50% Shared Ownership
 Two Bedrooms
 Semi Detached House
 Kitchen / Dining Room
 Two Double Bedrooms
 Family Bathroom
 Downstairs WC
 Off Road Parking
 UPVC Double Glazing & Gas Central Heating
 Council Tax Band C



Description

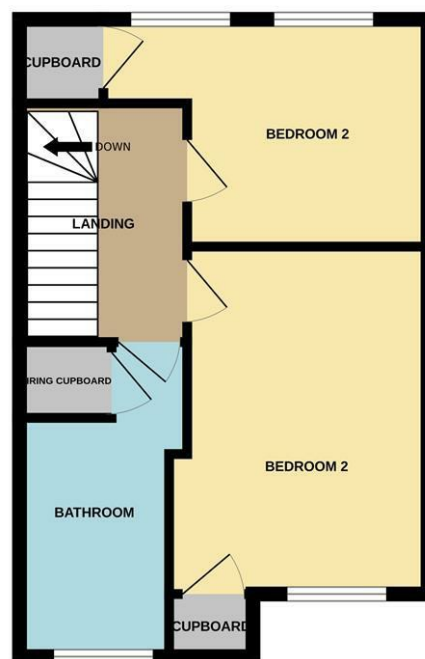
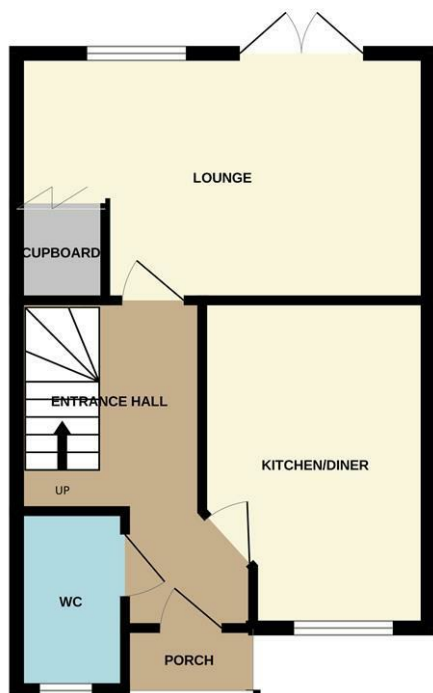
TAG Sales & Lettings proudly present this charming 50% shared ownership 2-bedroom family home in the popular Patenosters development in Tewkesbury Town. This cozy house is conveniently located within walking distance to local amenities and a primary school, making it perfect for a growing family. This property is available for sale 50% shared ownership or at 100%, providing an affordable opportunity for families to own their own home (staircasing options available)

Upon entering, you'll find a welcoming entrance hall with a convenient downstairs toilet, a warm and inviting lounge with double doors leading to the rear garden, and a spacious kitchen dining room with a front-facing window, creating a great space for family meals and entertaining.

Upstairs, there are two double bedrooms, both featuring built-in storage, and a family bathroom, which is ideal for those with children.

The rear garden is fully enclosed, offering a safe and private space for kids to play, with gated access leading to off-road parking spaces for added convenience. The property is further complemented by UPVC double glazing and gas central heating, providing a cozy and secure environment for the whole family to enjoy.

Rent charges £88.49
 Service charges £6.66
 Building Insurance £3.45
 Management fee £0.92
 Reserves fund £2.96



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

16'04 x 9'10 (max) narrowing to
7'05 (4.98m x 3.00m (max)
narrowing to 2.26m)

Kitchen

8'09 x 13'01 (2.67m x 3.99m)

Cloakroom

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

Bedroom 1

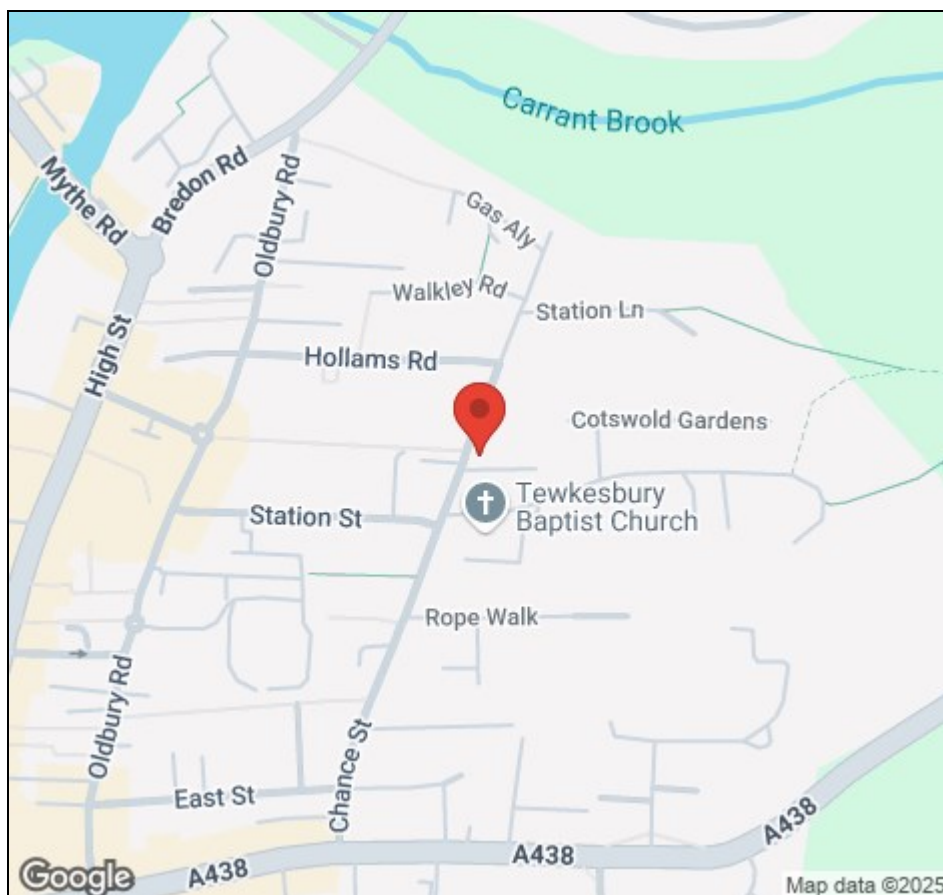
9'01 x 13'01 (2.77m x 3.99m)

Bedroom 2

9'02 x 9'10 (2.79m x 3.00m)

Bathroom

9'07 x 5'10 (2.92m x 1.78m)



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 Residential Lettings LTD.