



# tag

estate agents



**16 Hill Close, Tewkesbury, Gloucestershire GL20 7EW**  
**Asking Price £350,000**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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## Situation

Westmancote is situated on the outskirts of the village of Bredon, located on the lower slopes of Bredon Hill, alongside the River Avon. The area dates back to the early Bronze Age and has a rich history of farming and community that continues to this day. Notable features include several listed buildings, such as a Norman church and a 14th-century threshing barn.

## PROPERTY SUMMARY

NO ONWARD CHAIN  
 VILLAGE LOCATION  
 3 Bedrooms With Storage  
 Kitchen/Dining Room  
 Sun Room  
 Ample Off Road Parking  
 Double Garage With Inspection Pit  
 Shower Room  
 UPVC Doble Glazing  
 Council Tax Band C





## Description

**\*\*LOCATION, LOCATION, LOCATION.\*\*** This is a wonderful opportunity to acquire a three-bedroom semi-detached home with NO ONWARD CHAIN.

As you enter, you're greeted by the right entrance porch, perfect for welcoming family and friends. From here, step into the living room, which features a window overlooking the front garden and has a feature gas fireplace, ideal for family gatherings.

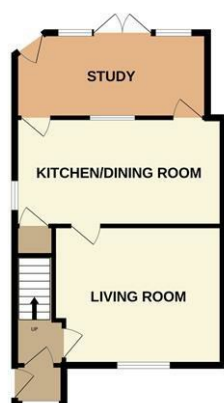
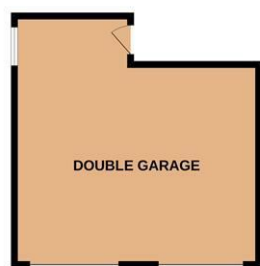
A door leads you into the fitted kitchen which offers plenty of room for a family dining table, making it the perfect place for shared meals and conversations. It's equipped with an integrated dishwasher to make clean-up easy, and there's a handy storage cupboard as well. The kitchen has the added benefit of underfloor heating. A door leads you to a bright sunroom, which opens into the rear garden. The sunroom has footings for another story above this is subject to the correct planning consent.

Upstairs, you'll find three comfortable bedrooms. Bedrooms two and three are located at the back of the house, providing a peaceful retreat. Bedroom 2 is currently being used as an office but can easily be converted back into a bedroom. Bedroom one features a window overlooking the front, ensuring a bright and airy atmosphere. All bedrooms come with built-in storage, and a shower room adds convenience to this level.

Outside, you'll discover a DOUBLE GARAGE equipped with power, lighting and an inspection pit. There's also ample off-road parking, making it easy for family and friends to visit.

The property is further enhanced by double glazing for comfort and efficiency.

Don't miss out on this family home—contact our office now to schedule your viewing appointment!



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

13'09 x 12'00 (4.19m x 3.66m)

### Kitchen / Dining Room

18'00 x 9'03 (5.49m x 2.82m)

### Study / Sun Room

16'08 x 7'04 (5.08m x 2.24m)

### Bedroom 1

10'00 x 9'07 (3.05m x 2.92m)

### Bedroom 2

8'09 x 6'07 (2.67m x 2.01m)

### Bedroom 3

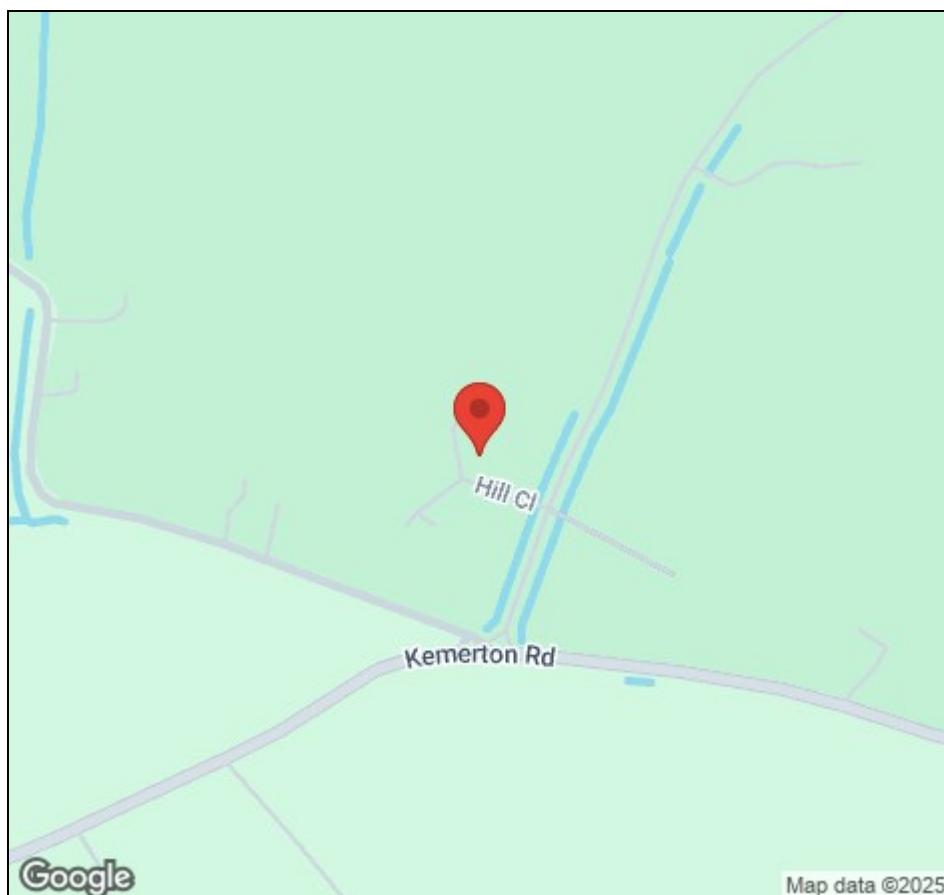
7'06 x 6'08 (2.29m x 2.03m)

### Shower Room

5'08 x 6'05 (1.73m x 1.96m)

### Double Garage

21'01 x 17'03 (6.43m x 5.26m)



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.