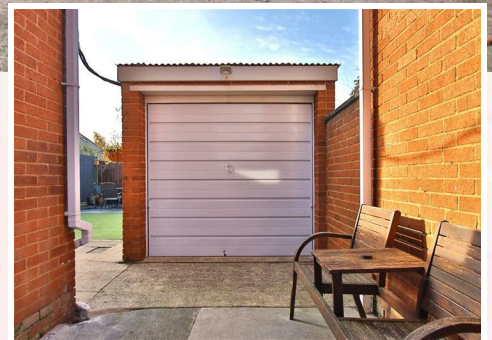




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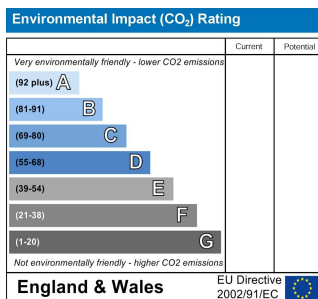
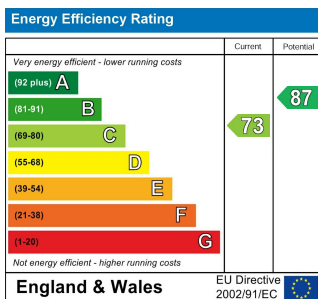
2 Springfield, Tewkesbury, Gloucestershire GL20 8EP
Asking Price £335,000

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661
Walton Cardiff: 4 Columbine Road, Walton Cardiff, Tewkesbury, GL20 7SP. Tel. 01684 295417 Fax. 01684 851780

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Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



Situation

Springfield is located within 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 restaurants and supermarkets.

PROPERTY SUMMARY

THREE BEDROOM DETACHED

Popular Residential Location Close to Local Schools

Living Room

Kitchen / Dining Room

Family Bathroom

Detached Garage and Off Road Parking

Garden Room Which is Insulated with Power and Lighting

Low Maintenance Rear Garden

Gas Central Heating and Double Glazing

Council Tax Band C



Description

TAG Estate Agents are delighted to present this three-bedroom DETACHED family home located in a cul-de-sac in Springfield, just a short stroll from Tewkesbury High School and the town centre

Upon entering the property, you are welcomed by a bright entrance hall with stairs leading to the first floor. The cosy living room features a picture window that allows plenty of natural light, making it an ideal space for family gatherings. A doorway at the rear of the living room leads into the inviting kitchen/dining room, perfect for family meals and entertaining. Sliding patio doors from the dining area open into the conservatory, which serves as an excellent children's playroom. From here, you can easily access the side of the property and the garage.

Upstairs, you'll find three comfortable bedrooms. The principal bedroom, located at the front, offers two windows that let in ample light, as well as a fitted double wardrobe. The two additional bedrooms at the back are spacious and versatile, suitable for kids' rooms or a home office. A conveniently located family bathroom features a bath with a shower over it, a low-level W/C, and a wash hand basin.

Outside, the property boasts a concrete driveway, making it easy for the whole family to come and go. A carport leads to a detached single garage with an up-and-over door, providing additional storage.

The rear garden features a mix of artificial grass and patio flooring, there is an outside garden room which is fully insulated, this has power and lighting, offering an excellent space for family activities, a man cave or extra living space. A door from the garden leads into the garage, granting access to a small room currently used as a cloakroom.

This family home is further enhanced by double glazing and gas central heating, ensuring comfort for your family throughout the year.

Don't hesitate book your viewing today!



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

11'05 (max) x 15'07 (max) (3.48m (max) x 4.75m (max))

Kitchen / Dining Room

14'06 x 11'08 (4.42m x 3.56m)

Conservatory

8'03 x 7'10 (2.51m x 2.39m)

Bedroom 1

11'07 x 9'00 (3.53m x 2.74m)

Bedroom 2

7'08 x 12'00 (2.34m x 3.66m)

Bedroom 3

6'09 x 9'00 (2.06m x 2.74m)

Bathroom

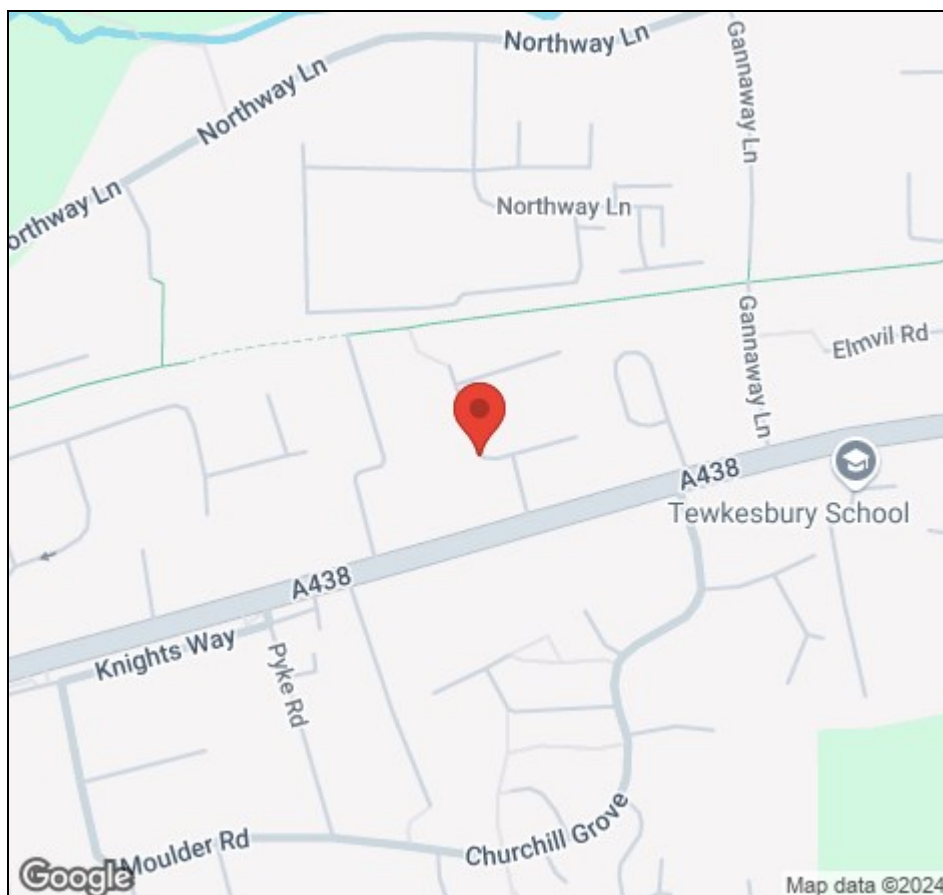
6'05 (max) x 7'09 (max) (1.96m (max) x 2.36m (max))

Garage

7'10 (max) x 16'09 (max) (2.39m (max) x 5.11m (max))

Out Building

9'05 x 11'03 (2.87m x 3.43m)



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.