



# tag

estate agents



**58 Barton Street, Tewkesbury, Gloucestershire GL20 5PX**  
**Guide Price £275,000**

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### Situation

Barton Street is situated in the heart of the historic market town of Tewkesbury and is centrally located between Cheltenham, 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

Grade II Listed Town House  
Sitting Room  
Southerly Facing Rear Garden  
Kitchen  
Downstairs Shower & W.C  
Three Bedrooms  
Bathroom  
Roof Terrace  
Gas Central Heating  
Council Tax Band C



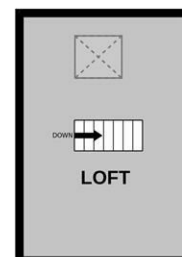
## Description

TAG Sales & Lettings are pleased to present this Grade II Listed three-story townhouse, perfectly situated in the heart of Tewkesbury Town Centre.

On the ground floor, you'll find a cosy sitting room featuring a fireplace, perfect for family gatherings. This area flows into the dining room which has an opening to the kitchen, making it easy to entertain while cooking. At the back of the kitchen, there's a convenient door leading to a downstairs shower room, which includes a separate shower and W.C. From this room, sliding doors open to a private courtyard, landscaped with mature trees.

On the first floor, there are two double bedrooms, the rear bedroom has double doors that open onto a roof terrace, perfect for family enjoyment. The second floor is dedicated to the master bedroom, which includes a built-in wardrobe for ample storage, along with the family bathroom. Plus, there are stairs leading to loft storage that features a Velux window, providing additional space for toys or seasonal items.

We highly recommend scheduling a viewing to fully appreciate the family-friendly features and warmth this wonderful property has to offer!



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

15'02 (max) x 11'09 (max) (4.62m (max) x 3.58m (max))

### Dining Room

11'07 x 9'11 (3.53m x 3.02m)

### Kitchen

11'07 x 11'03 (max) (3.53m x 3.43m (max))

### Shower Room

11'07 x 6'05 (3.53m x 1.96m)

### Bedroom 1

15'01 x 12'01 (4.60m x 3.68m)

### Bedroom 2

12'00 x 9'09 (3.66m x 2.97m)

### Bedroom 3

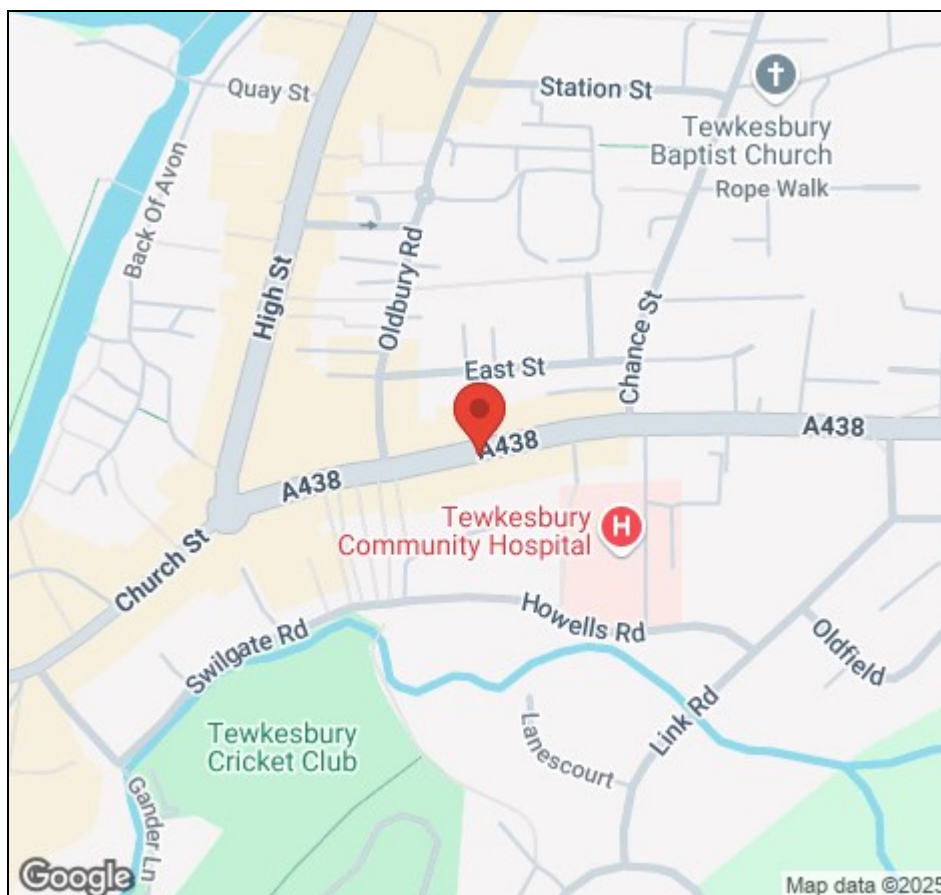
12'07 x 8'06 (3.84m x 2.59m)

### Bathroom

11'08 x 6'10 (3.56m x 2.08m)

### Loft Space

11'10 (max) x 17'04 (max) (3.61m (max) x 5.28m (max))



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.