



# tag

estate agents



## **24 Thirlebrook Cottages, Tewkesbury, GL20 8LR**

**Asking Price £325,000**

**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

[www.tagestateagents.co.uk](http://www.tagestateagents.co.uk) | [info@tagestateagents.co.uk](mailto:info@tagestateagents.co.uk)



TAG Estate Agents Limited. Registered in England No. 05783875  
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		
(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

Aston Cross is located near Ashchurch, which is just on the outskirts of Tewkesbury and within close proximity to the local train station and with good links to junction 9 of the M5 motorway for commuting. Ashchurch has a local primary school, village hall and St Nicholas Church.

Tewkesbury's historic market town is located only three miles away, which boasts a variety of shops, cafes and restaurants. It further benefits from a leisure centre, theatre and library and supermarkets.

## PROPERTY SUMMARY

NO ONWARD CHAIN

Three Bedrooms

Kitchen / Dining Room

Log Burner

Garage

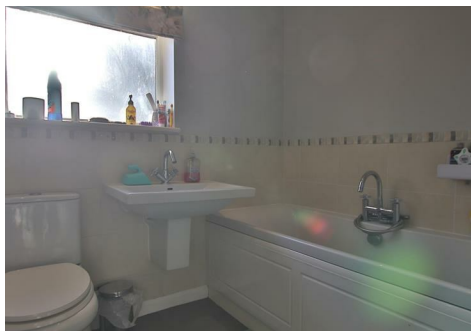
Bathroom With Shower Cubicle

Living Room

UPVC Double Glazing

Gas Central Heating

Council Tax Band C



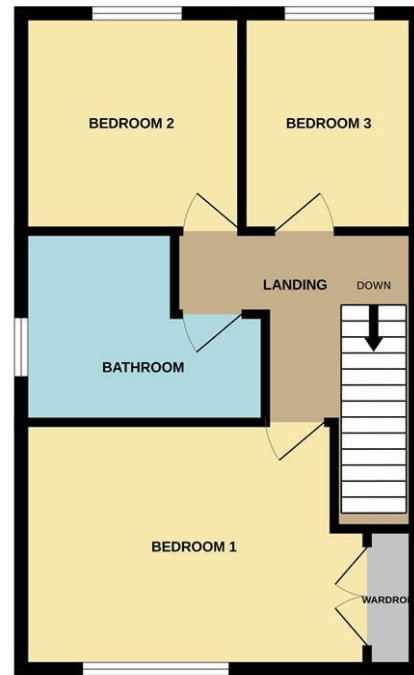
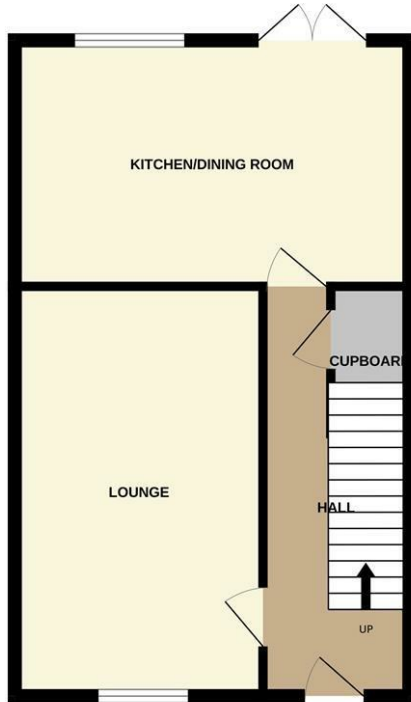
### **Description**

TAG Estate Agents is pleased to present this three-bedroom semi-detached family home for sale, nestled in Aston Cross on the outskirts of Tewkesbury. This property is perfect for families, offering access to the motorway network. This property is offered for sale with NO ONWARD CHAIN

Inside the home, you'll find a welcoming entrance hall leading into the living room with a log burner. The kitchen/dining room at the back of the house is ideal for family meals and offers a great space for entertaining.

On the first floor, there are three bedrooms: two doubles and a single. The master bedroom features built-in storage for added convenience. Completing this floor is a modern family bathroom, equipped with a separate shower cubicle.

Additional features of the property include double glazing, gas central heating, a garage for extra storage, and gardens at both the front and rear—offering plenty of outdoor space for children to play and for family barbecues.



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.  
Made with Metropix ©2024

### Living Room

17'02 x 10'05 (5.23m x 3.18m)

### Kitchen / Dining Room

16'08 x 10'03 (5.08m x 3.12m)

### Bedroom 1

13'06 x 10'04 (4.11m x 3.15m)

### Bedroom 2

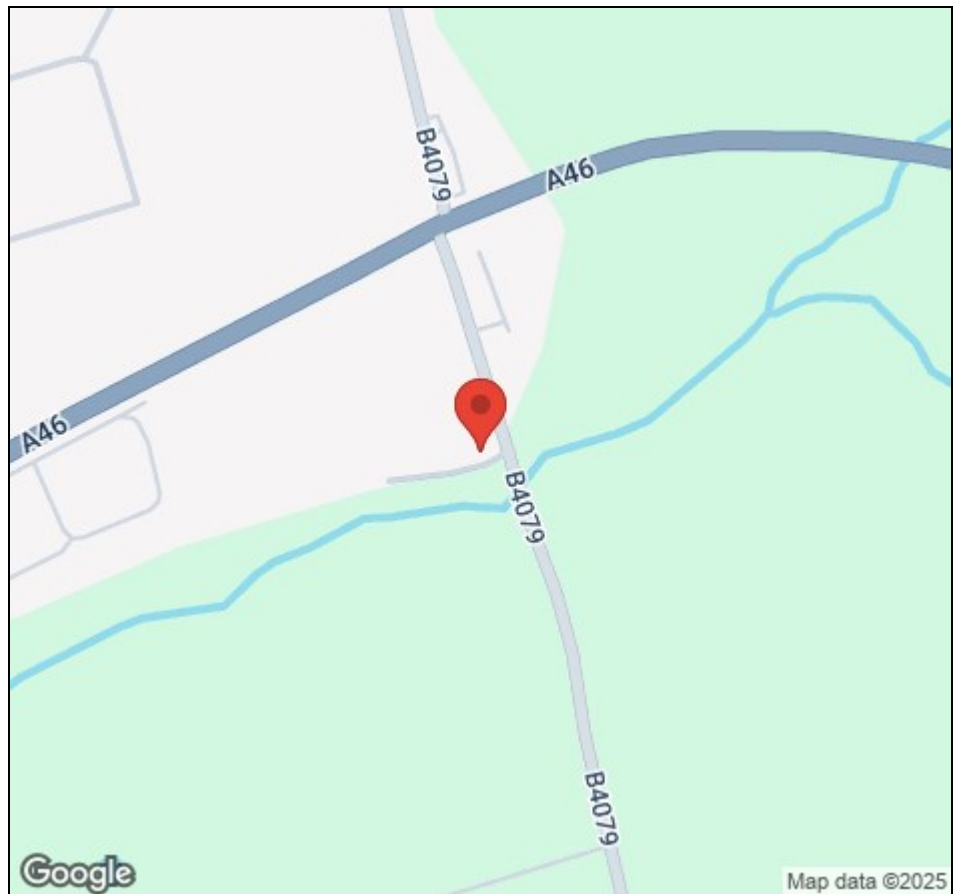
9'02 xx 10'05 (2.79m xx 3.18m)

### Bedroom 3

7'01 x 10'05 (2.16m x 3.18m)

### Bathroom

5'06 x '05 (1.68m x '1.52m)



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.