



# tag

estate agents



**24 Moulder Road, Tewkesbury, Gloucestershire GL20 8ED**  
**Guide Price £389,950**

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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

Moulder Road is located in 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 and restaurants.

## PROPERTY SUMMARY

Detached  
Private South Facing Garden  
Living Room  
Kitchen/Dining Room  
Chalet Style Bungalow  
En Suite Wet Room  
Two Double Bedrooms  
Ample Parking  
Garage  
Council Tax Band D





## Description

A Beautifully presented, detached Chalet style Home, located in the ever popular residential area of Newtown.

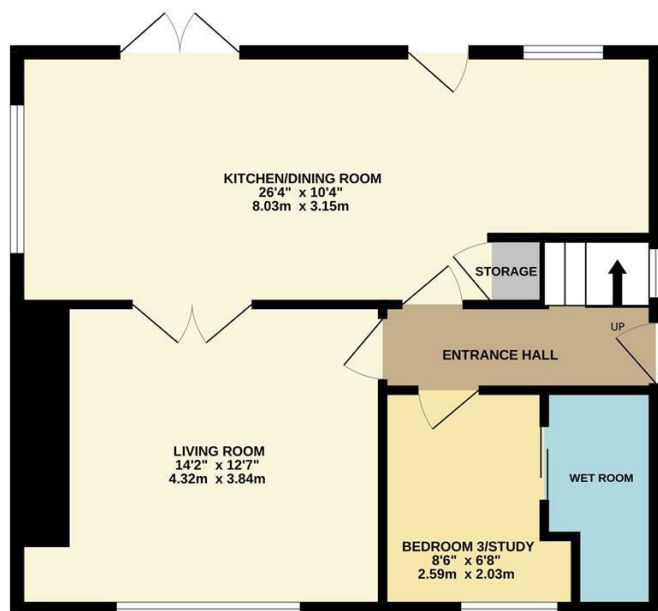
The spacious accommodation comprises, entrance hall, leading through to the Living Room, with a wood burning stove, access from here, through glazed double doors to the impressive Kitchen/Dining Room, also on this floor is Bedroom 3 with an En Suite wet room. Upstairs there are a further two double bedrooms and a family bathroom, with bath and shower attachment over, low level W/C and wash hand basin.

Externally the property has ample parking for at least four vehicles and a garage. The large private rear garden has a southerly aspect, there is an array of mature shrubs and flowers, multiple seating areas and raised beds for your very own good life.

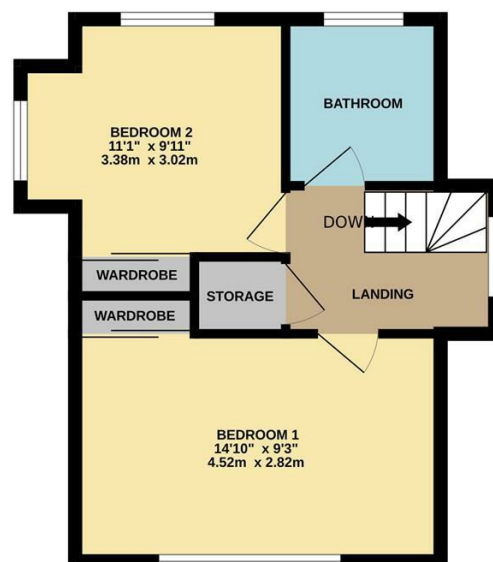
Many improvement have been made by the current owner to create this most desirable home. There is further scope to extend to the side and rear, if required, as this is such a good size plot, subject to the necessary planning consents. The property is further complimented by Gas Central Heating and Double Glazing.

Viewing comes highly recommended.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1130sq.ft. (105.0 sq.m.) approx.

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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### Entrance Hall

### Living Room

12'7 x 14'2 (3.84m x 4.32m)

### Kitchen/Dining Room

26'4 x 10'4 (max) (8.03m x 3.15m (max))

### Bedroom 3

8'6 x 6'8 (2.59m x 2.03m)

### En Suite Wet Room

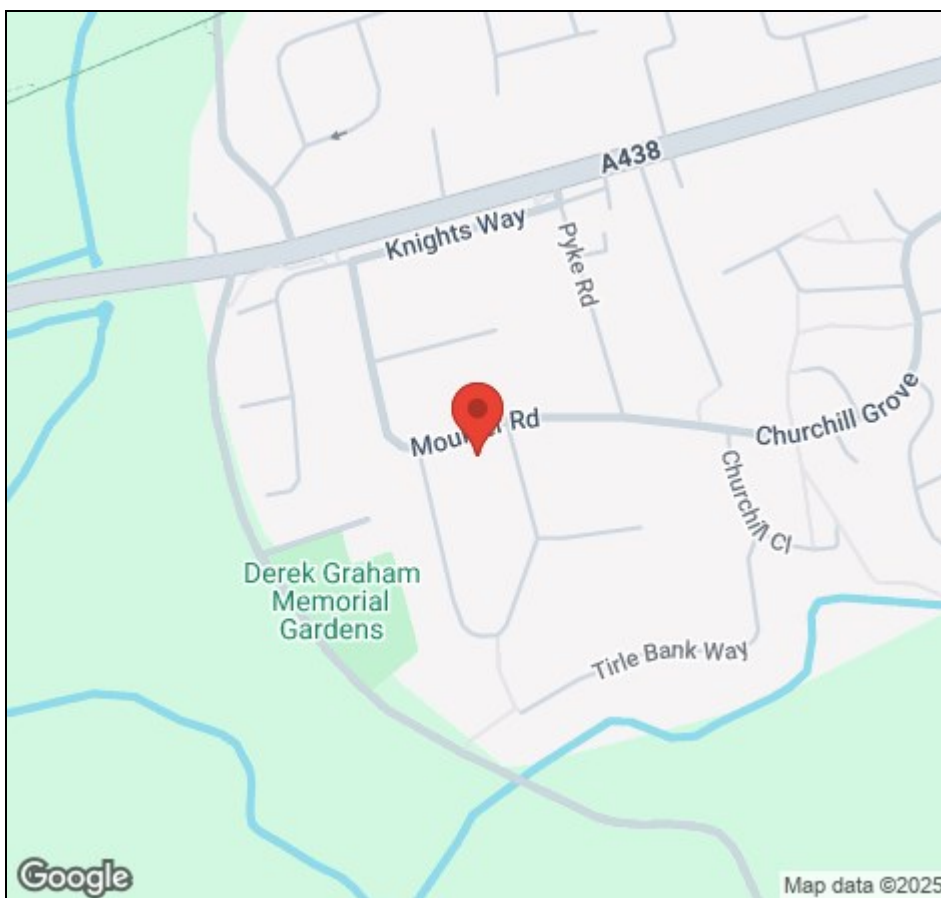
### Bedroom 1

14'10 x 9'3 (4.52m x 2.82m)

### Bedroom 2

11'1 x 9'11 (3.38m x 3.02m)

### Bathroom



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.