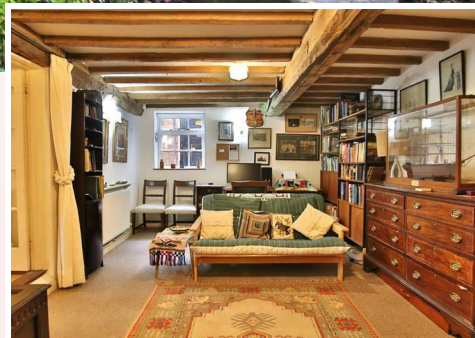




tag

estate agents



**Chandlers Court House Chandlers Court, Church Street, Tewkesbury,
GL20 5RZ
Asking Price £425,000**

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661
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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Situation

Church Street is located 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

Three Bedrooms
 Period Property
 Sitting Room
 Kitchen/Dining Room
 Garden
 Off Road Parking
 Study/Office
 Attic Room
 Gas Central Heating
 Council Tax Band C



Description

TAG Estate Agents present an exciting opportunity to own a piece of history with this Grade II listed property, which is filled with numerous period features. The uniqueness of this home must be seen to be fully appreciated.

Upon entering through an oak door from the alley, you are welcomed into the sitting room. This space boasts sliding patio doors leading into a conservatory, and a feature logburner enhances the lounge's charm. A door from the sitting room opens into the kitchen/dining room, which has space for a freestanding oven and fridge freezer, as well as base units and open shelving. This room also has a door leading to the conservatory. Additionally, a door at the rear of the sitting room provides access to the study/office which could be utilised as a guest room.

On the first floor, you will find three double bedrooms. Bedroom one, located at the rear of the property, features built-in wardrobes and a separate shower cubicle and wash hand basin. Bedroom two also includes built-in wardrobes and a wash hand basin. A family bathroom and a separate WC complete this floor.

Stairs rise from the landing to the attic room, which can be used as an office, family room.

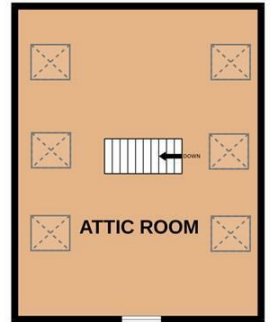
You can access the rear garden from the conservatory, which is mainly laid to lawn. There is also a gated pathway leading to an allocated parking space at the rear of the property. Additional features include gas central heating and double glazing.

If you have ever dreamed of owning a piece of heritage that is rich in character, please call our office to arrange an appointment to view this wonderful home.

GROUND FLOOR
1204 sq.ft. (111.8 sq.m.) approx.

1ST FLOOR
751 sq.ft. (69.8 sq.m.) approx.

2ND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 2508 sq.ft. (233.0 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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Sitting Room

18'11 (max) narrowing to 13'00 x
28'04 (5.77m (max) narrowing to
3.96m x 8.64m)

Study/office

21'03 x 11'04 (6.48m x 3.45m)

Kitchen

12'06 x 17'05 (3.81m x 5.31m)

Cloakroom

8'01 x 7'01 (2.46m x 2.16m)

Conservatory

6'10 x 20'07 (2.08m x 6.27m)

Bedroom 1

21'00 x 9'08 (6.40m x 2.95m)

Bedroom 2

18'11 (max) x 13'02 (5.77m (max) x
4.01m)

Bedroom 3

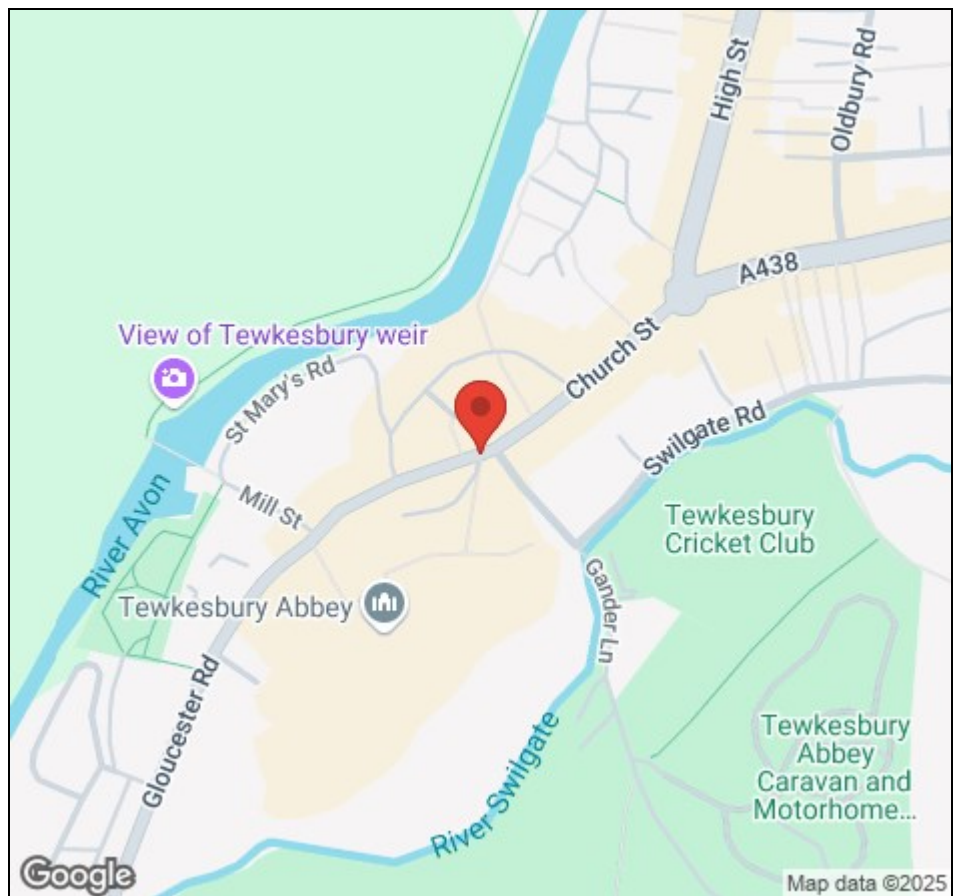
8'10 x 12'05 (2.69m x 3.78m)

Bathroom

6'02 x 9'07 (1.88m x 2.92m)

Attic Space

21'01 x 26'06 (6.43m x 8.08m)



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.