



# tag



## SALES & LETTINGS



**19 Neville Road, Tewkesbury, Gloucestershire GL20 5EB**  
**Asking Price £245,000**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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

Priors Park is a long-established residential area of Tewkesbury with its own small convenience store and day nursery. The town centre with its wide range of shops and amenities can be easily accessed either on foot, cycle path or by a regular bus service.

The historic market town of Tewkesbury is centrally located between Cheltenham, Evesham and Worcester close to the M5. It has many stunning Tudor buildings as well as a wealth of leisure, health, educational and arts facilities whilst its close proximity to the motorway and railway station provide easy access to the rest of the country.

## PROPERTY SUMMARY

End Terrace  
 Two Bedrooms  
 Kitchen  
 Lounge  
 Downstairs W/C  
 Off Road Parking  
 Quiet Location  
 Shower Room  
 Gas Central Heating & Double Glazing  
 Council Tax Band A





## Description

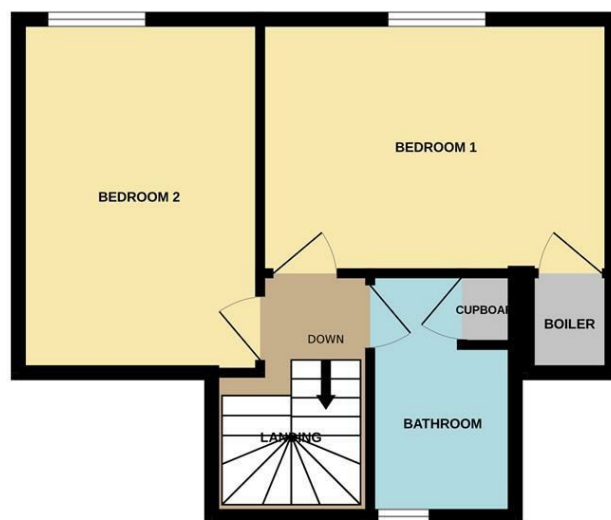
TAG Estate Agents are excited to introduce this 2-bedroom end terrace home in the sought-after residential area of Priors Park.

This property features a welcoming entrance porch leading to the cozy living room / dining room with triple aspect windows. Additionally, there is a convenient downstairs toilet with a wash hand basin, a modern fitted kitchen, a door to the rear garden, and a useful storage cupboard under the stairs - perfect for keeping the family organized.

Upstairs, there are two double bedrooms. Bedroom one offers a view over the front of the property and has a handy storage cupboard, while bedroom two also enjoys lovely views to the front. The family shower room is equipped with a shower cubicle, low-level w/c, and a wash hand basin.

Outside, the property offers a front area with ample off-road parking for multiple vehicles and a low-maintenance rear garden. In addition, the property benefits from gas central heating and double glazing, providing a comfortable and secure environment for the whole family.

We highly recommend a viewing of this family-friendly home.



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

10'0 x 16'1 (3.05m x 4.90m)

### Kitchen

11'09 x 9'08 (3.58m x 2.95m)

### W/C

6'00 x 3'03 (1.83m x 0.99m)

### Bedroom One

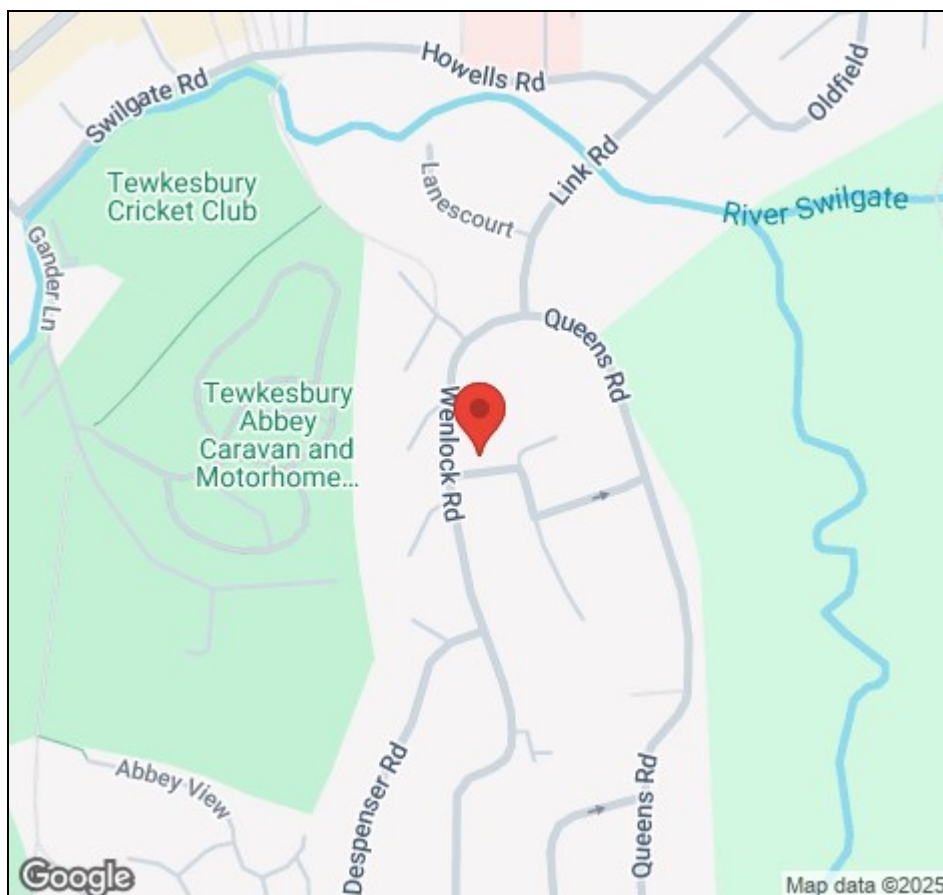
13'10 x 10'02 (4.22m x 3.10m)

### Bedroom Two

14'00 x 9'06 (4.27m x 2.90m)

### Shower Room

9'8 x 5'6 (2.95m x 1.68m)



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 Residential Lettings LTD.