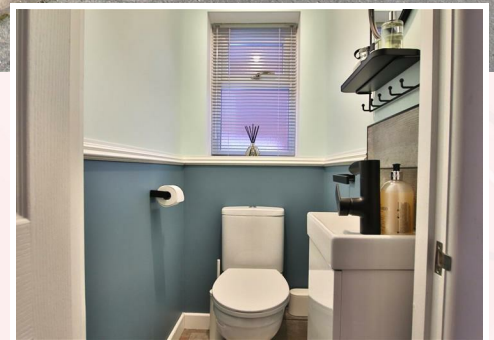




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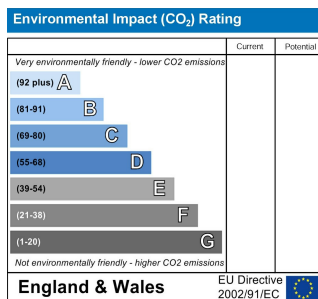
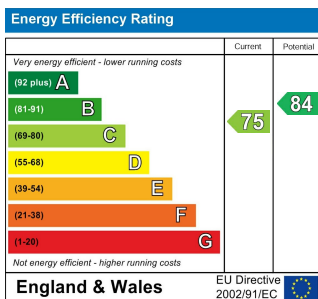
**33 Mowbray Avenue, Tewkesbury, Gloucestershire GL20 5FA**  
**Offers In Excess Of £350,000**

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## Situation

Stonehills is a well positioned small development on the Cheltenham side of Tewkesbury, within walking distance of the town. It is an excellent commuter base with its convenient and easy access to the motorway system as well as to Cheltenham, Gloucester and Worcester.

The historic market town of Tewkesbury provides a wealth of leisure, health and educational facilities, including schools, theatre, restaurants, swimming and sports centres, not to mention the stunning architecture of many of its buildings and the Norman Abbey.

## PROPERTY SUMMARY

- Extended Semi Detached House Situated in Stonehills
- Three Double Bedrooms
- Good Sized Lounge to the Front of the Property
- Separate Dining Room
- Modern Fitted Kitchen/Breakfast Room with French Doors to the Rear Garden
- Utility Room and Downstairs Cloakroom
- Modern Family Shower Room
- Gas Central Heating and Double Glazing
- Garage and Off Road Parking
- Council Tax Band D



## Description

Situated in the popular area of Stonehills close to local amenities is this very well presented EXTENDED THREE DOUBLE BEDROOM SEMI DETACHED HOUSE.

Upon entering the property via the entrance hall, there are stairs to the first floor, a door leads into the lounge with doors to a dining room with a utility and cloakroom off, this then opens out into a beautiful light and airy extension with a modern fitted kitchen with integrated appliances, breakfast bar and French doors to the rear garden.

On the first floor there are two bedrooms plus a modern family shower room, there is a landing which could be used as a study area with a further staircase leading to the second floor where the master bedroom is situated, this room has air conditioning.

The property has gas central heating via a combination boiler, replacement double glazing, a garage and driveway with off road parking for two to three vehicles plus front and rear gardens. The rear garden is mainly laid to lawn with a decked border leading to a covered seating area with power.

An internal inspection is recommended to appreciate the size and condition of this lovely 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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### Living Room

14'01 x 13'04 (4.29m x 4.06m)

### Dining Area

9'03 x 8'11 (2.82m x 2.72m)

### Utility Room

7'07 x 5'07 (2.31m x 1.70m)

### Cloakroom

4'01 x 2'10 (1.24m x 0.86m)

### Kitchen

15'00 x 10'03 (4.57m x 3.12m)

### Garage

8'10 x 17'07 (2.69m x 5.36m)

### Bedroom 1

17'01 (max) x 14'00 (5.21m (max) x 4.27m)

### Bedroom 2

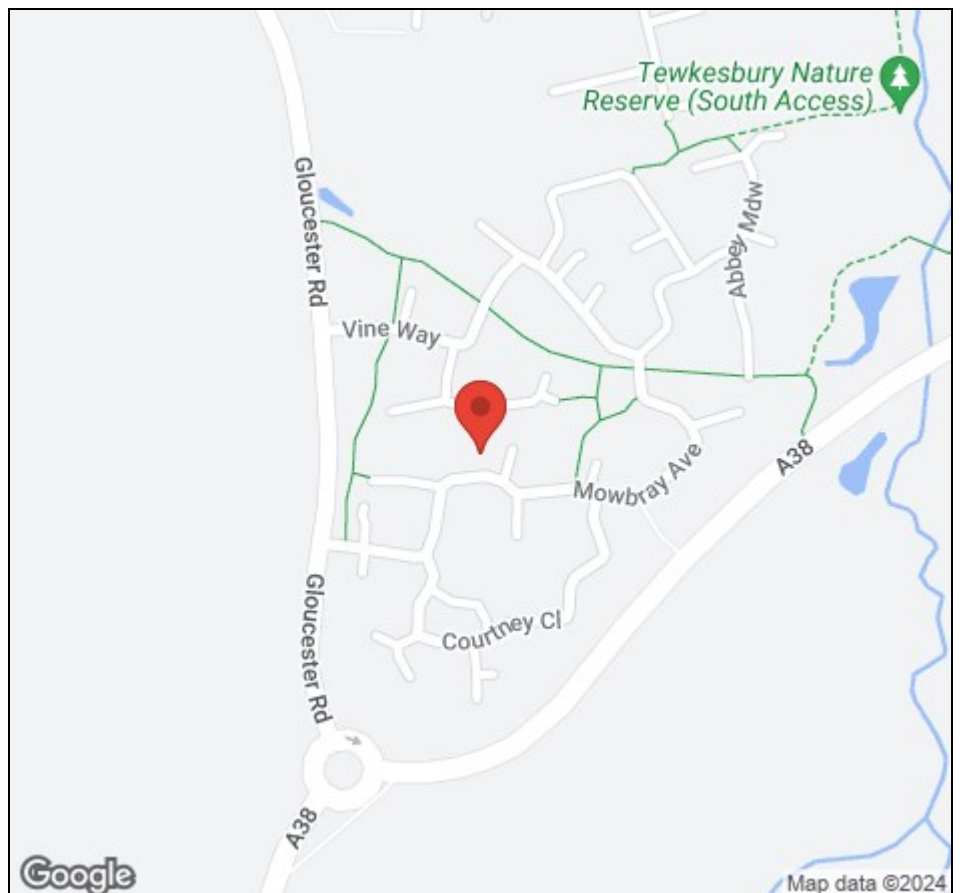
10'08 x 12'00 (3.25m x 3.66m)

### Bedroom 3

10'08 x 8'01 (3.25m x 2.46m)

### Shower Room

6'03 x 8'11 (1.91m x 2.72m)



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.