



# tag

estate agents



# DRAFT



**60 Warwick Place, Tewkesbury, Gloucestershire GL20 5EW**  
**£139,950**

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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		68	68
(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		65	65
(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

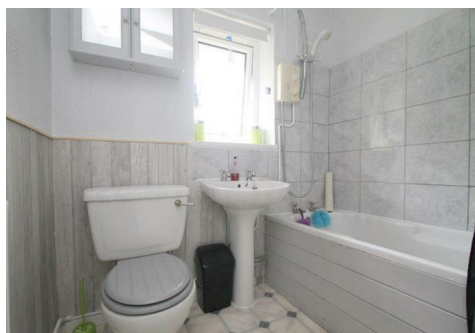
Priors Park is a long-established residential area of Tewkesbury with its own small convenience store and day nursery. The town centre with its wide range of shops and amenities can be easily accessed either on foot, cycle path or by a regular bus service.

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

First Floor Maisonette  
 Lounge/Dining Room  
 Kitchen  
 Two Bedrooms  
 Bathroom  
 Double Glazing  
 Central Heating  
 Private Garden  
 Cul-De-Sac Location





### **Description**

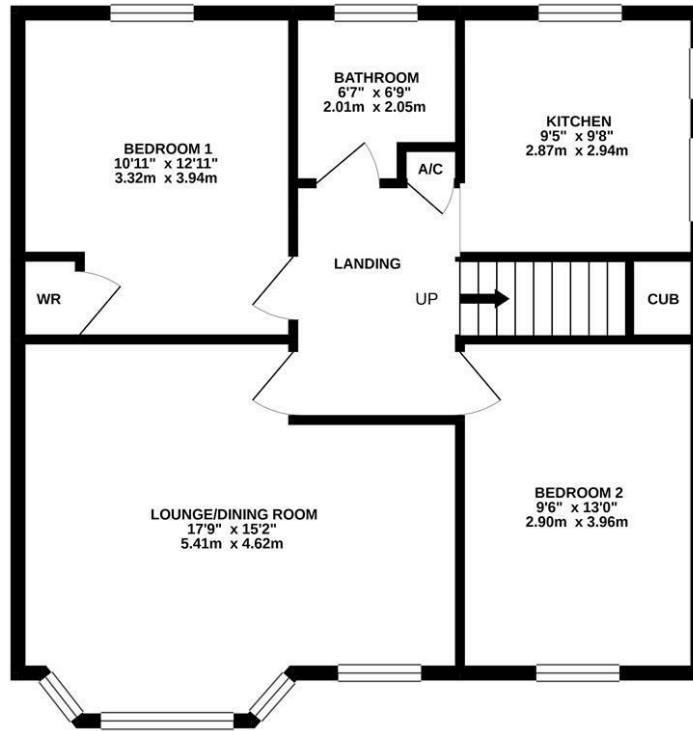
A rare find, first floor maisonette of good proportions throughout with the additional benefit of mature private gardens and brick built outhouse.

The accommodation comprises two double bedrooms, generous lounge/dining room, fitted kitchen and family bathroom with shower.

Further complemented by central heating and double glazing, cul de sac location.



GROUND FLOOR  
718 sq.ft. (66.7 sq.m.) approx.



TOTAL FLOOR AREA: 718 sq.ft. (66.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan concerned herein, 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 Metroplex 6/2020

### Lounge/Dining Room

17'9 x 15'2 into bay (5.41m x 4.62m into bay)

### Kitchen

9'8 x 9'5 (2.95m x 2.87m)

### Bedroom One

12'11 x 10'11 (3.94m x 3.33m)

### Bedroom Two

13'0 x 9'6 (3.96m x 2.90m)

### Bathroom

6'9 x 6'7 (2.06m x 2.01m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

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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, C Wilkinson & V Davis trading as tag estate agents