



tag



SALES & LETTINGS



66 Grange Court, Tewkesbury, Gloucestershire GL20 8TE
Asking Price £225,000

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TAG Residential Lettings Limited. Registered in England No. 05783882
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	87

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

Northway is ideally located with good links to junction 9 of the M5 motorway within walking distance of the railway station, local shops, pharmacy and primary schools. It is on a regular bus route to Cheltenham (located 9 miles away) and to Tewkesbury.

The historic market town of Tewkesbury is located on 2.5 miles away and boasts a variety of shops, cafes and restaurants. It further benefits from a leisure centre, theatre and library.

PROPERTY SUMMARY

NO ONWARD CHAIN

Three Bedrooms

Kitchen

Lounge/Dining room

Bathroom

Garden

Off Road Parking

Double Glazing

Gas Central Heating

Council Tax Band B



Description

TAG Sales & Lettings are excited to present this three-bedroom family home located in the popular area of Northway, within walking distance of local shops and amenities. This property is offered for sale with NO ONWARD CHAIN.



The accommodation includes an entrance hall leading to the kitchen, which features a window overlooking the front of the property and space for a fridge freezer, washing machine, dishwasher, and oven. A door from the hallway opens into the lounge/dining room, which has doors leading to the low-maintenance rear garden.

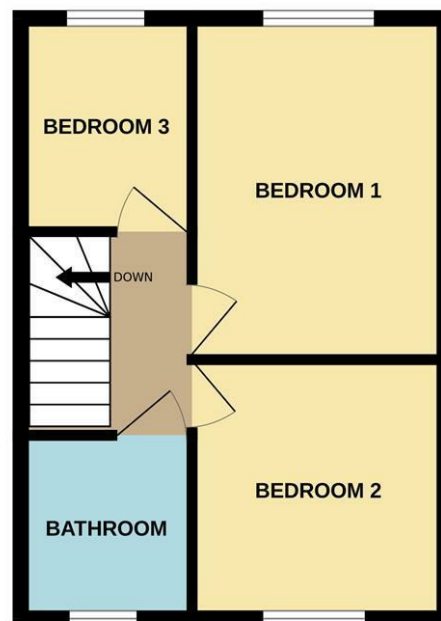
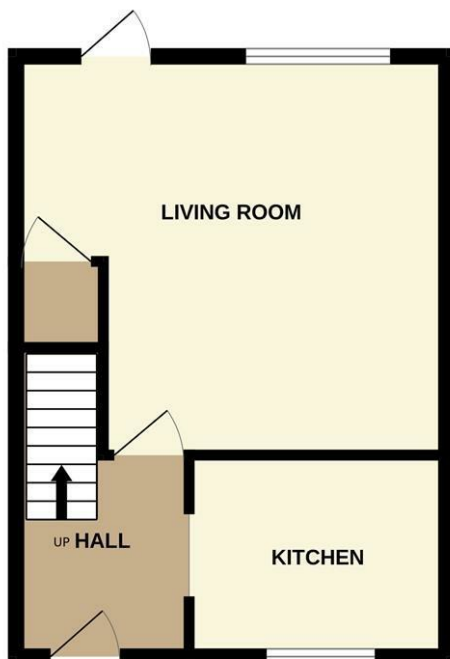
On the first floor, there are two double bedrooms, a single bedroom, and a family bathroom equipped with a bath and shower over, a low-level W/C, and a wash hand basin.



Outside, there is parking available for two vehicles at the front and unallocated parking at the rear of the property. The rear garden is paved and includes a convenient rear entrance.

Additional features of the property include UPVC double glazing and gas central heating.

Don't miss out—book your viewing today!



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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Kitchen

9'03 x 7'03 (2.82m x 2.21m)

Living Room/Dining Room

14'04 (max) x 15'06 (max) (4.37m (max) x 4.72m (max))

Bedroom 1

9'01 x 12'03 (2.77m x 3.73m)

Bedroom 2

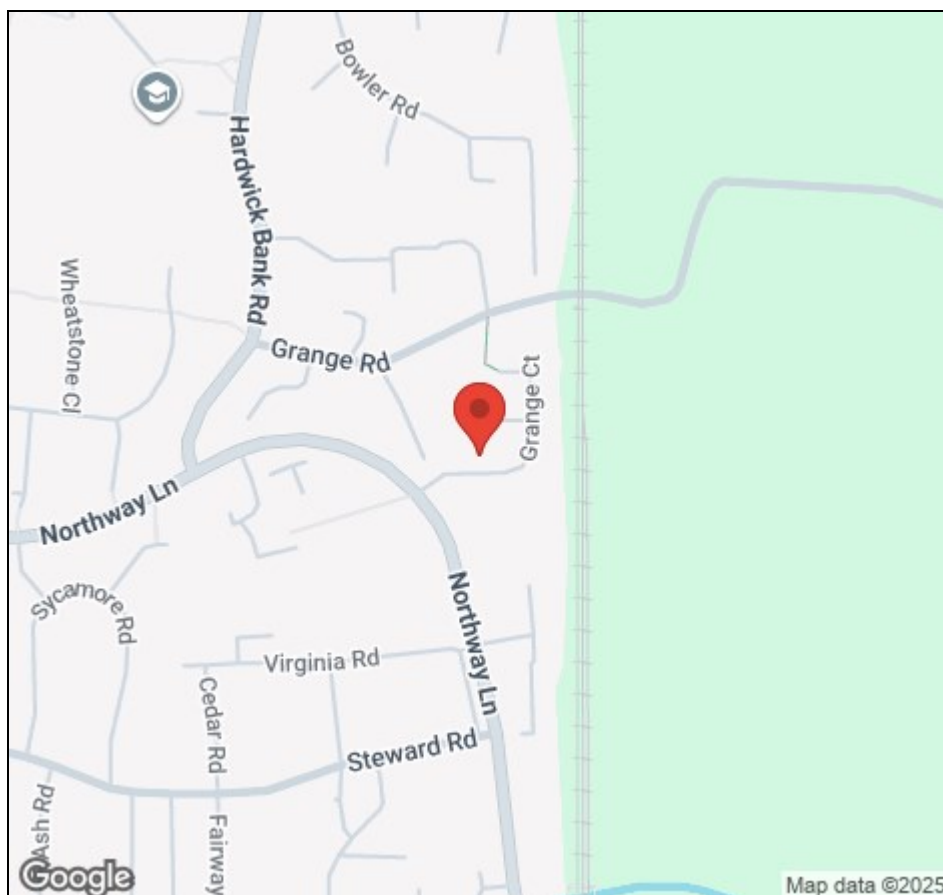
9'01 x 9'04 (2.77m x 2.84m)

Bedroom 3

6'02 x 7'08 (1.88m x 2.34m)

Bathroom

6'07 x 6'02 (2.01m x 1.88m)



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

Email: info@tagsalesandlettings.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.