



tag

SALES & LETTINGS



45 Pamington Fields, Tewkesbury, GL20 8LH
Asking Price £155,000

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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	

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	

PROPERTY SUMMARY

Ground Floor Apartment
Two Bedrooms
Kitchen
Living Room
Bathroom
Open Plan Living Area
Allocated Parking
Double Glazing
Gas Central Heating
Council Tax Band A

Situation

Ashchurch is just on the outskirts of Tewkesbury and within close proximity to the local train station and with good links to junction 9 of the M5 motorway for commuting. Ashchurch has a local primary school, village hall and St Nicholas Church.

Tewkesbury's historic market town is located only three miles away which boast a variety of shops, cafes and restaurants. It further benefits from a leisure centre, theatre and library.



Description

TAG Sales & Lettings are excited to present this two-bedroom ground-floor apartment in Ashchurch, conveniently located within close proximity to Junction 9 of the M5 and the Cotswold Designer Outlet which includes a variety of amenities.

The property features an open-plan living area that seamlessly connects to the kitchen, with a door from the living room leading to a private terrace, overlooking open farmland with distant views.

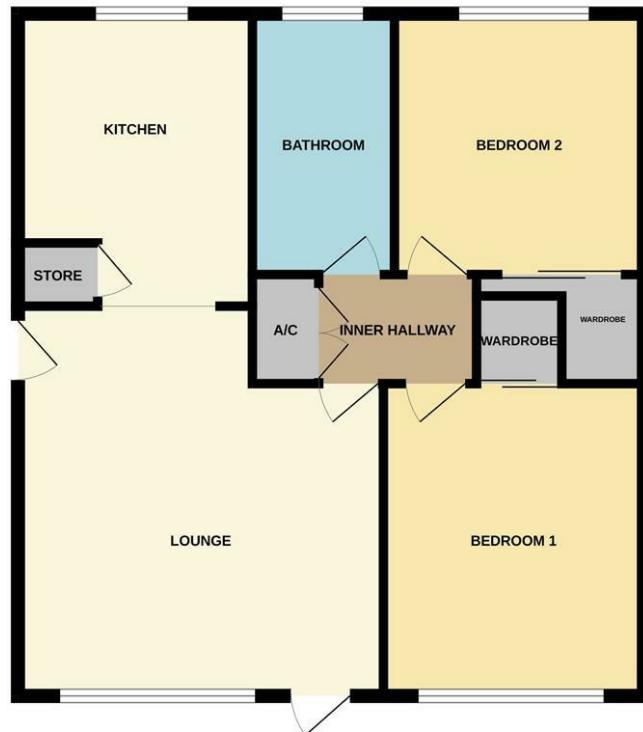
Continuing inside, an inner hallway, with storage cupboard, two double bedrooms, and a bathroom equipped with a shower over the bath, W/C and wash hand basin, completes the apartment.

There is also the benefit of gas central heating and double glazing. Outside, you will find a private patio area that leads to communal gardens, which also offer drying facilities. The property includes allocated parking for one car.

Don't hesitate—book your viewing today!

87 Years Left on the lease
£100 a month Approximate Ground rent and service charge





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 inaccuracy. The floorplan is intended for guidance purposes only and should not be relied upon by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Metropin 6.0.0.2

Lounge

15'02 x 12'05 (4.62m x 3.78m)

Kitchen

9'09 x 6'00 (2.97m x 1.83m)

Bedroom 1

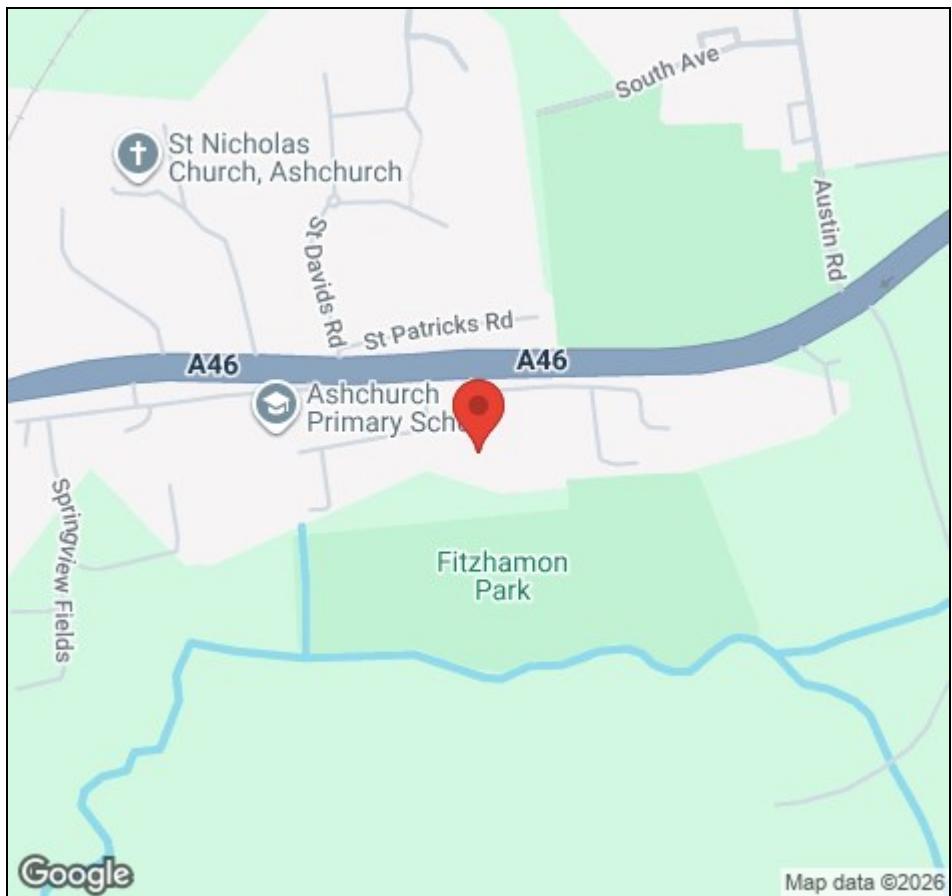
10'11 x 12'02 (3.33m x 3.71m)

Bedroom 2

10'11 x 9'03 (3.33m x 2.82m)

Bathroom

4'10 x 8'11 (1.47m x 2.72m)



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.