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SALES & LETTINGS



Little Foxes Cheltenham Road, Tewkesbury, GL20 7AL
Offers In Excess Of £270,000

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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		63
(39-54) E		
(21-38) F	36	
(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	

Situation

Little Beckford is located just across from the village of Beckford, this is a picturesque rural village at the foot of Bredon Hill, in the district of Wychavon just North of the Cotswolds. The village itself boasts several amenities, including pub/hotel, village hall, café, Church and great transport links. The village is situated nearby to Tewkesbury's historic market town, located only three miles away, which boasts a variety of shops, cafes and restaurants. It further benefits from a leisure centre, theatre and library. It is also between the route from Evesham to Cheltenham, so would make commuting to these locations easier.

Railway Station – Ashchurch 8km (5 miles) -
 Motorway – J9 M5 8.5km (5.25miles) -
 Tewkesbury – 11km (6.8 miles) West of site -
 Evesham – 12.4km (7.7 miles) - Cheltenham –
 17.7km (11miles)

PROPERTY SUMMARY

NO ONWARD CHAIN
 Detached Bungalow
 Newley renovated
 Dreamy Sunroom
 Two Bedrooms
 Living Room
 Garden with artificial turf
 New fitted Kitchen
 Shower Room
 Council Tax E



Description

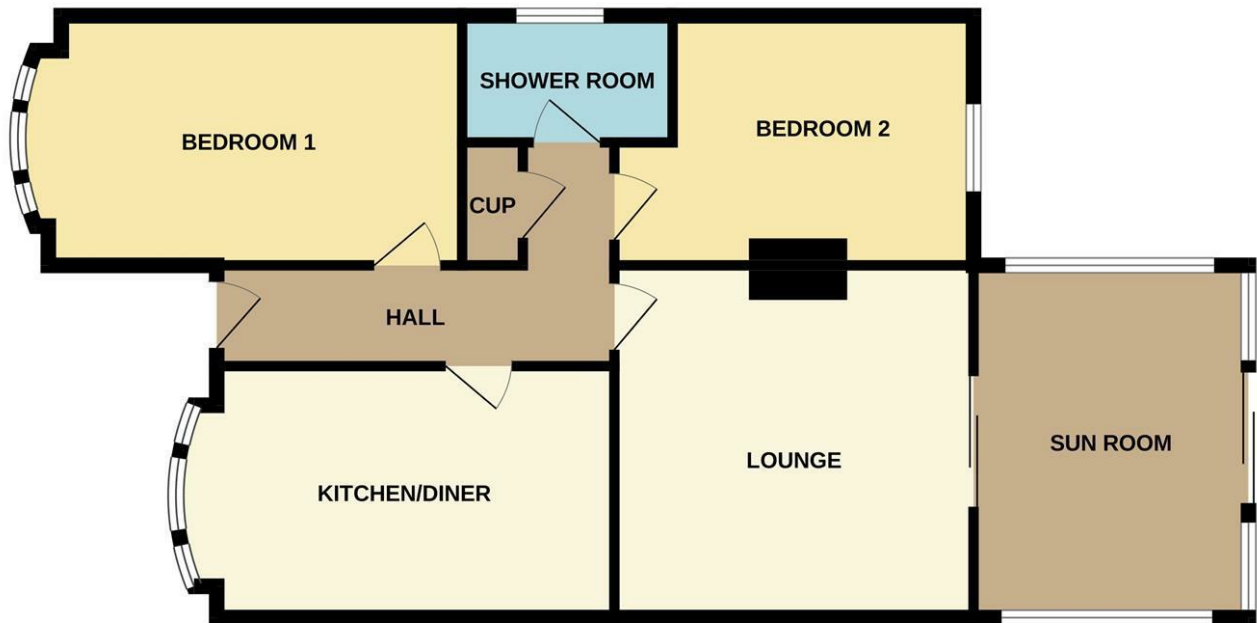
Nestled on Cheltenham Road in the charming village of Beckford, Tewkesbury, this delightful newly renovated detached bungalow offers a perfect blend of modern living and comfort. With two well-proportioned bedrooms, this home is ideal for couples, small families, or those seeking a peaceful retreat.

The sleek and fresh design throughout the property creates a warm and welcoming atmosphere. The newly fitted shower room is both stylish and functional, featuring contemporary fixtures that enhance the overall appeal of the home.

One of the standout features of this bungalow is the dreamy sun room, which invites an abundance of natural light and offers a serene space to unwind while enjoying views of the garden. The low maintenance garden, complete with artificial turf, ensures you can spend more time enjoying your outdoor space rather than tending to it.

Additionally, the property benefits from a new boiler, providing peace of mind and energy efficiency. This charming bungalow is not just a house; it is a place where you can create lasting memories. With its modern amenities and tranquil setting, this property is a must-see for anyone looking to embrace a relaxed lifestyle in the picturesque surroundings of Beckford.

GROUND FLOOR



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

15' x 9'5 (4.57m x 2.87m)

Living Room

13'8 x 13'4 (4.17m x 4.06m)

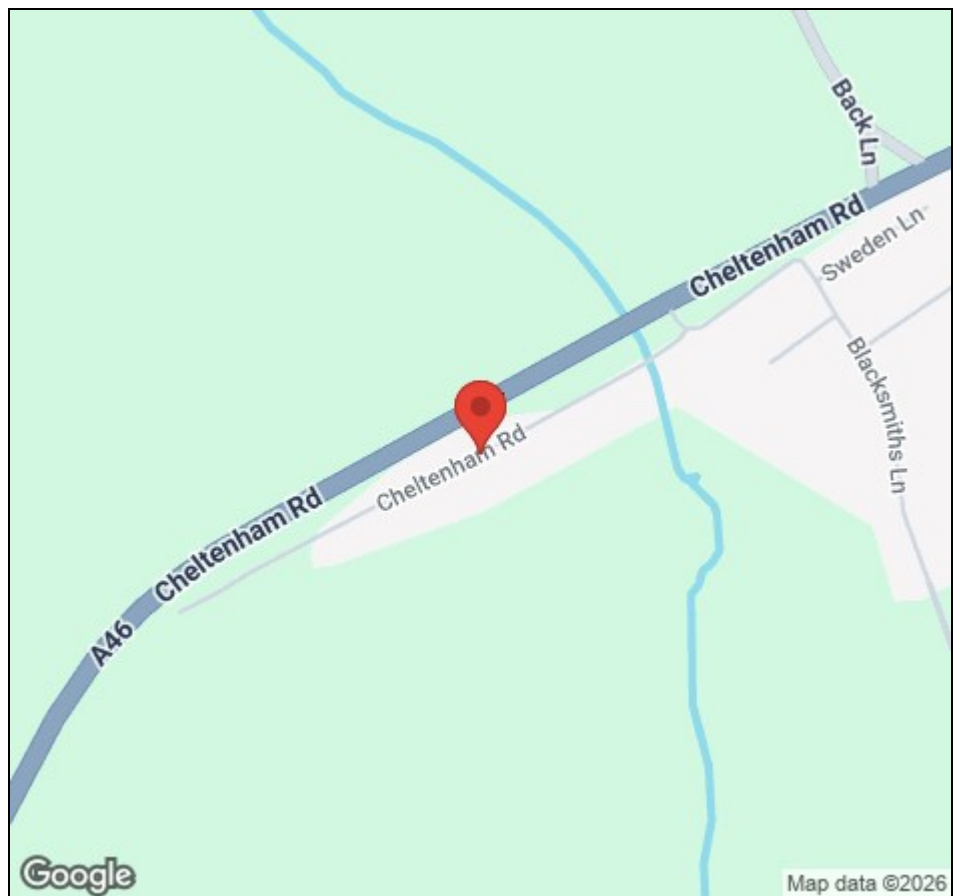
Bedroom One

15'3 x 9'4 (4.65m x 2.84m)

Bedroom Two

13'7 x 9'5 (4.14m x 2.87m)

Shower Room



Viewing strictly by appointment via TAG Sales & Lettings – 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.