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SALES & LETTINGS

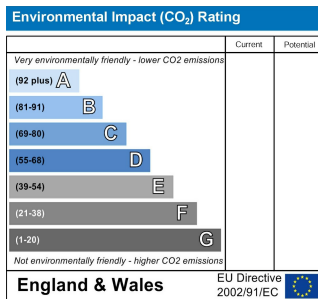
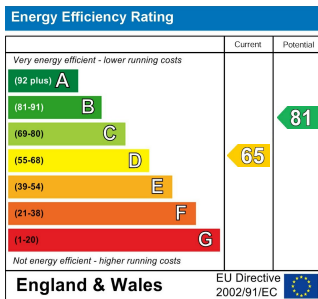


3 Saffron Road, Tewkesbury, GL20 5PN
Asking Price £315,000

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



TAG Residential Lettings Limited. Registered in England No. 05783882
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



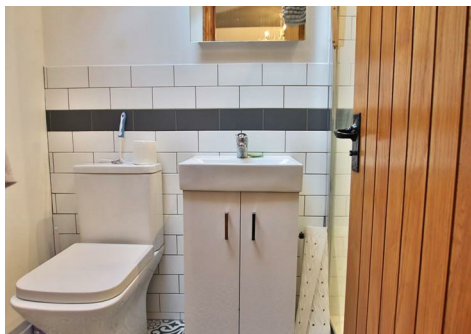
Situation

Saffron Road is situated in the heart of the historic market town of Tewkesbury and is centrally located between Cheltenham, Evesham and Worcester close to the M5.

In addition to a wide range of shops, the town centre has many stunning Tudor buildings and a wealth of leisure, health, educational and arts facilities, including schools (pre-school, primary and secondary), theatre, hospital, swimming pool, library and supermarkets, whilst its close proximity to the motorway and railway station provide easy access to the rest of the country.

PROPERTY SUMMARY

Semi Detached Family Home
 Town Centre Location
 Kitchen
 Utility Room
 Lounge With Log Burner
 Two Bedrooms
 Family Bathroom
 En Suite
 Electric Heating
 Council Tax Band C



Description

TAG Sales & Lettings are pleased to offer for sale a two-bedroom semi-detached house located in Tewkesbury town centre, close to all necessary amenities.

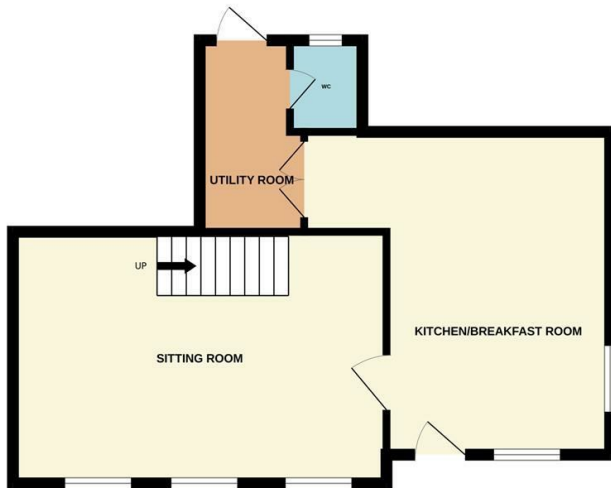
As you enter the property through the front door, you are greeted by the modern open-plan kitchen/dining room. The kitchen is fully fitted and has space for a fridge/freezer and a dishwasher. Doors from the kitchen lead into the utility room, which has space for your washing machine. From this room, you will find the downstairs cloakroom and double doors that open into the low-maintenance courtyard garden. A further door leads from the dining room into the cozy sitting room, which benefits from a fitted log burner.

Stairs rise from the sitting room to the first floor, where you will find two double bedrooms. The master bedroom benefits from a fitted wardrobe and an en suite bathroom, while a family bathroom completes this floor.

This property also boasts energy-efficient electric heating throughout and off-road parking for one vehicle.

Don't miss out—book your viewing today!

GROUND FLOOR



1ST 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/Breakfast Room

11'00 x 16'02 (3.35m x 4.93m)

Sitting Room

12'07 x 18'07 (3.84m x 5.66m)

Utility Room

9'08 x 5'02 (2.95m x 1.57m)

Bedroom 1

10'10 x 11'09 (3.30m x 3.58m)

En Suite

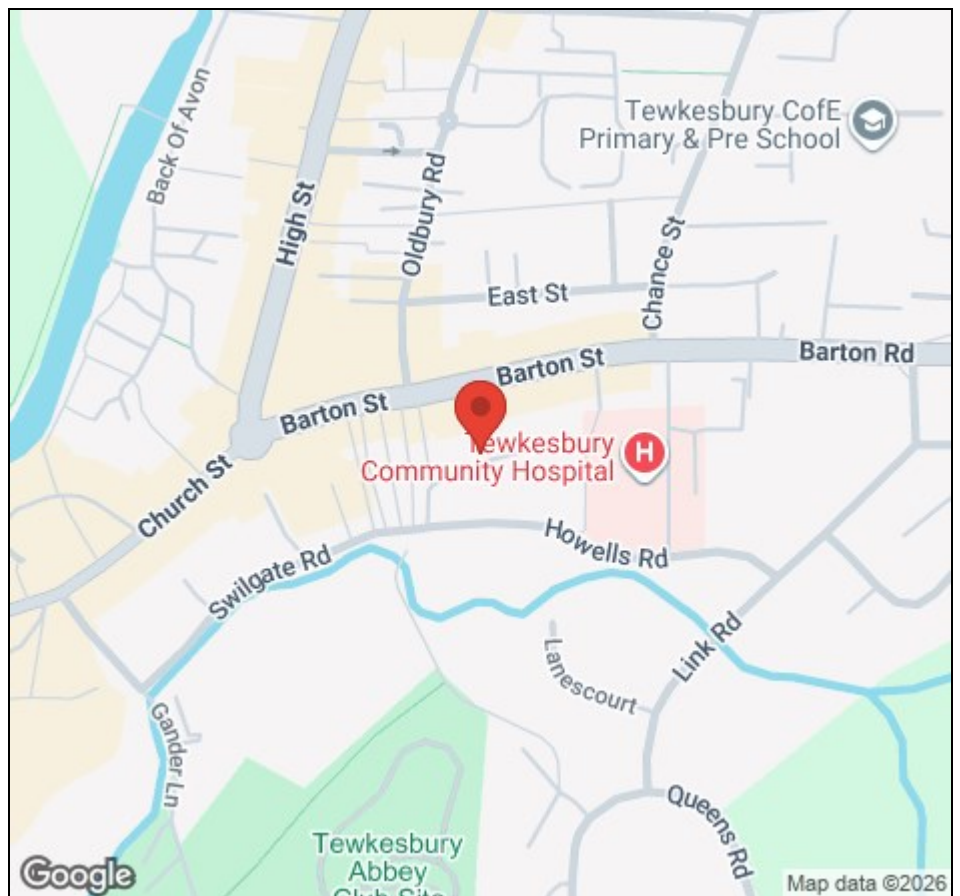
6'09 x 3'11 (2.06m x 1.19m)

Bedroom 2

17'10 x 8'07 (5.44m x 2.62m)

Bathroom

8'04 x 6'01 (2.54m x 1.85m)



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.