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SALES & LETTINGS



**7 Avellana Way, Tewkesbury, GL20 7GG**  
**Asking Price £415,000**

**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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		93
(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 <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		
(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	

## PROPERTY SUMMARY

NO ONWARD CHAIN

Detached House

4/5 Bedrooms

Kitchen/Dining Room

Downstairs Snug/Family Room

Living Room

Family Bathroom

Off Road Parking

UPVC Double Glazing & Gas Central Heating

Council Tax Band E

## Situation

Fiddington Fields is located near Ashchurch, which 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 boasts a variety of shops, cafes and restaurants. It further benefits from a leisure centre, theatre and library and super



## Description

TAG Sales & Lettings are pleased to present this four/five-bedroom detached property located on Fiddington Fields in Ashchurch, Tewkesbury, just a stone's throw away from the new Cotteswold designer outlet. This property is being offered for sale with NO ONWARD CHAIN.

Off the entrance hall, there is a door that leads you into the living room, which has a window overlooking the front. A further door from the entrance hall leads you into the kitchen/dining room with ample worktop space. The kitchen area has space for a dishwasher and a fridge freezer. An opening from the dining area gives access to the snug/family room. Double doors from the dining area lead out onto the rear garden. A separate door from the kitchen area leads to the handy utility room, which has a door into the downstairs cloakroom and a separate door out onto the rear garden.

Upstairs, you will find four double bedrooms and one further study, which could be used as a fifth bedroom. Three of the bedrooms have the added benefit of storage, and the master bedroom further benefits from the addition of an ensuite shower room. The fitted family bathroom completes this floor.

This property is further enhanced by UPVC double glazing and gas central heating throughout. Externally, to the front, you will find a block-paved driveway for at least two vehicles. The rear garden is two-tiered, with the bottom half having slabs and the top half laid to lawn.

Don't miss out on this opportunity, 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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### Living Room

10'10 x 14'02 (3.30m x 4.32m)

### Kitchen / Dining Room

20'03 x 10'01 (6.17m x 3.07m)

### Snug / Family Room

8'09 x 9'02 (2.67m x 2.79m)

### Utility Room

6'04 x 5'09 (1.93m x 1.75m)

### WC

4'09 x 6'05 (1.45m x 1.96m)

### Bedroom 1

10'10 x 10'09 (3.30m x 3.28m)

### En Suite

7'04 x 4'04 (2.24m x 1.32m)

### Bedroom 2

9'10 x 11'02 (3.00m x 3.40m)

### Bedroom 3

8'08 x 10'03 (2.64m x 3.12m)

### Bedroom 4

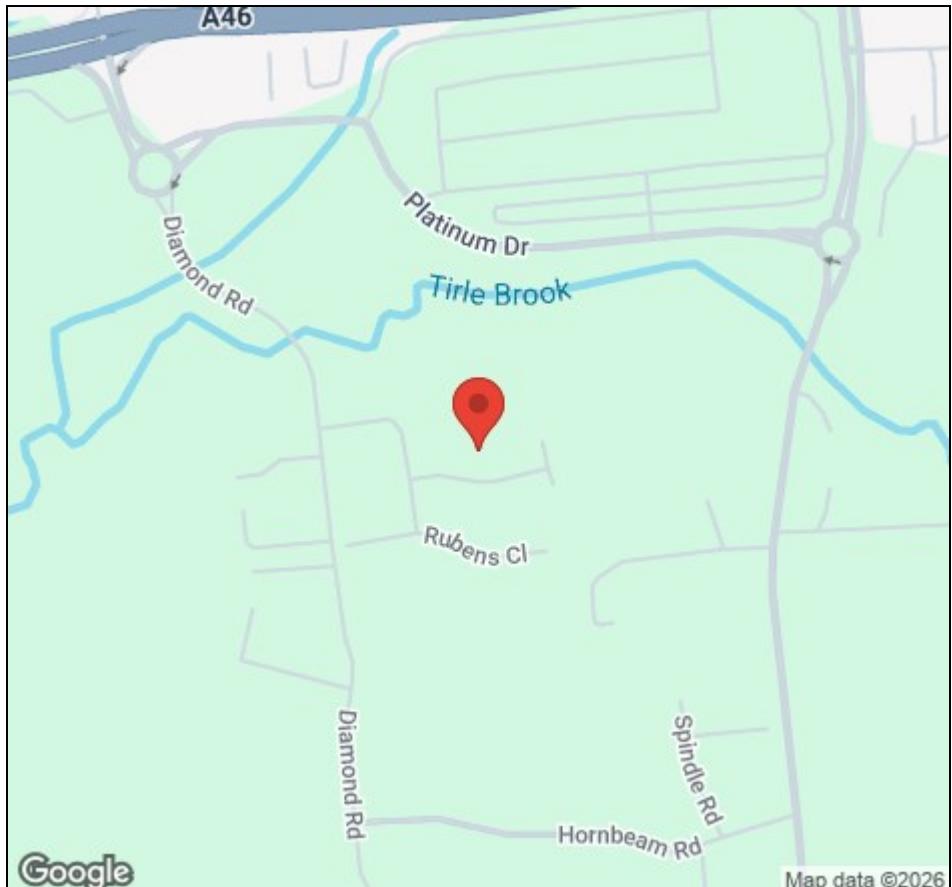
7'01 x 11'00 (2.16m x 3.35m)

### Study/Bedroom 5

8'06 x 6'10 (2.59m x 2.08m)

### Bathroom

6'10 x 6'02 (2.08m x 1.88m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276  
Email: [info@tagsalesandlettings.co.uk](mailto: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.