



tag



SALES & LETTINGS



17 East Street, Tewkesbury, GL20 5NR
Asking Price £160,000

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		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(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	

Situation

East Street 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 motorway.

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

Characterful Grade II Listed
 Central Location
 Two Bedrooms
 Large Living/ Dining Room
 Bathroom
 Gas Central Heating
 Attractive open fireplace
 Flying Freehold (Small area)
 No Onward Chain
 Council Tax B



Description

Nestled in the heart of Tewkesbury on East Street, this charming Grade II listed house offers an abundance of character, with beautiful 14 over 14s sash windows which let a significant amount of light into the Home.

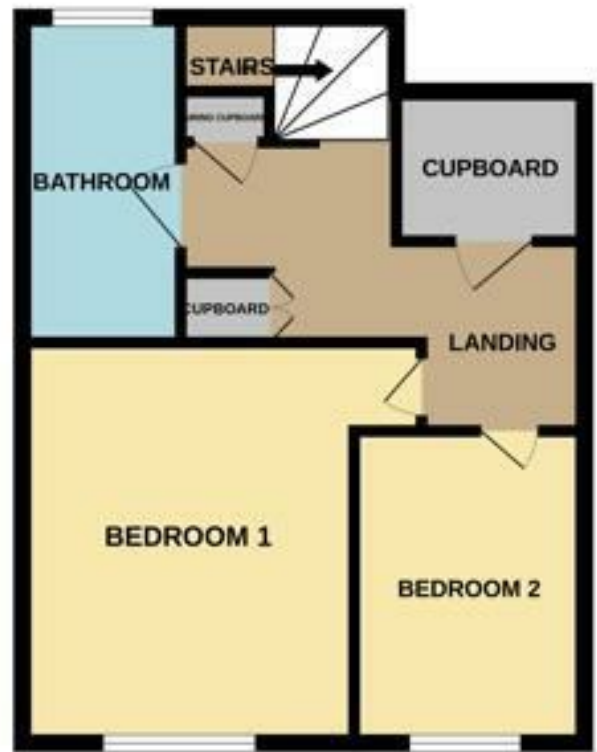
The property boasts a central location, making it an ideal choice for those who appreciate the convenience of nearby amenities and the vibrant community atmosphere.

Upon entering, you are welcomed by a small entrance hall which leads to a spacious living room and dining room, with a working open fireplace, followed by a comfortable kitchen space.

On the first floor there is a large walk-in cupboard located off the landing, providing excellent storage solutions and two comfortable bedrooms along with a family bathroom.

The property further benefits from gas central heating throughout. There is also an area within which is subject to a flying freehold; a small section of the landing and the walk in cupboard is situated over the neighbouring property.

This home is a rare find, with many charming features, do not miss the opportunity to make this characterful home your own in the delightful town of Tewkesbury.



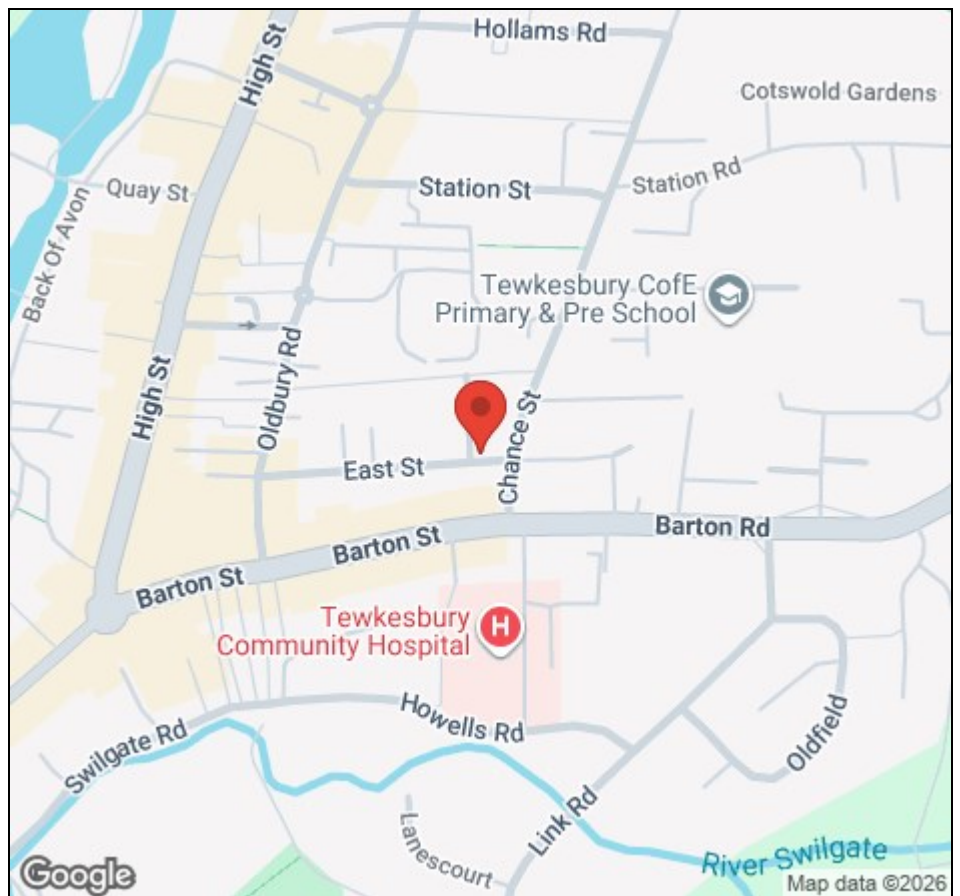
Living /Dining Room
18'2 x 14'6 (5.54m x 4.42m)

Kitchen
7'10 x 7'2 (2.39m x 2.18m)

Bedroom One
14'1 x 10'1 (4.29m x 3.07m)

Bedroom Two
10'9 x 8'1 (3.28m x 2.46m)

Bathroom



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.