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## SALES & LETTINGS

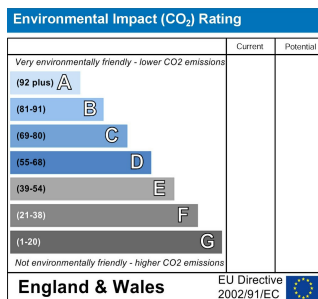
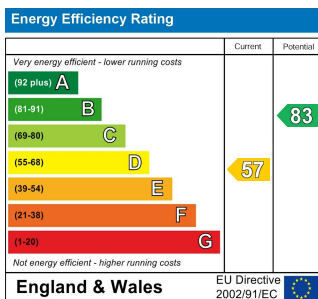


**2 Lilleys Alley, Tewkesbury, Gloucestershire GL20 5PL**  
**Asking Price £219,500**

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

Lilleys Alley 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

- Grade II Listed
- No Onward Chain
- Two Bedroom Cottage
- Decorated With New Carpets
- Fitted Kitchen
- Lounge & Dining Room
- NEW Shower Room
- Court Yard Garden
- Gas Central Heating
- Council Tax Band D



### **Description**

**\*\* NEW PRICE \*\*** TAG Sales and Lettings are pleased to offer this Grade II listed cottage located in the heart of Tewkesbury Town Centre. This property has been freshly decorated throughout with new carpets and is being offered for sale with NO ONWARD CHAIN.

As you enter through the front door, you are greeted by the dining room, which has a door leading into the fitted kitchen complete with wall and base units, a freestanding cooker and a washing machine. A separate door from the dining room leads you into the lounge, which has a door leading out onto the courtyard rear garden.

Upstairs, you will find two double bedrooms along with a brand new shower room with a separate WC.

This property is complemented by gas central heating throughout.

Don't miss out, 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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### **Kitchen**

10'10 x 8'08 (3.30m x 2.64m)

### **Dining Room**

10'11 x 11'10 (3.33m x 3.61m)

### **Lounge**

13'06 x 15'03 (4.11m x 4.65m)

### **Bedroom 1**

8'03 x 15'07 (2.51m x 4.75m)

### **Bedroom 2**

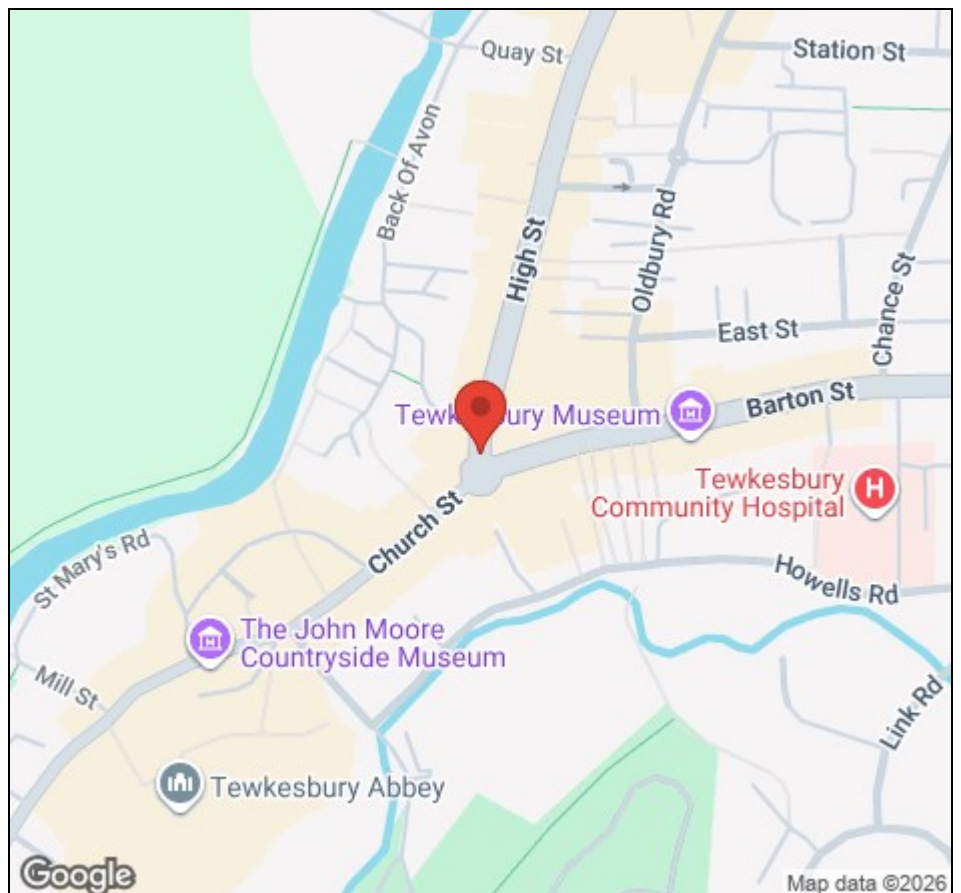
10'06 x 11'00 (3.20m x 3.35m)

### **Shower Room**

5'11 x 5'06 (1.80m x 1.68m)

### **WC**

3'6 x 6'06 (1.07m x 1.98m)



Viewing strictly by appointment via TAG Sales & Lettings – 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.