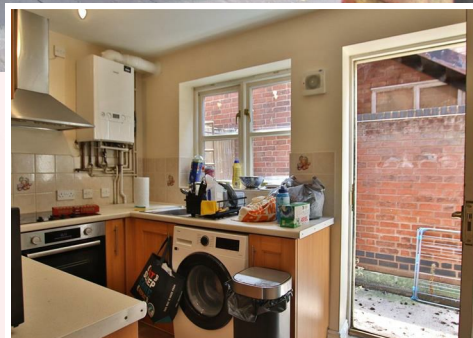




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SALES & LETTINGS



2 Old Avon Cottage Post Office Lane, Tewkesbury, GL20 5AF
Guide Price £170,000

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



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Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



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

Old Avon Cottage 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

Town Centre Location
 One Parking Space
 Two Bedrooms
 Living Room
 WC
 Bathroom
 Courtyard Garden
 Gas Central Heating
 Council Tax B



Description

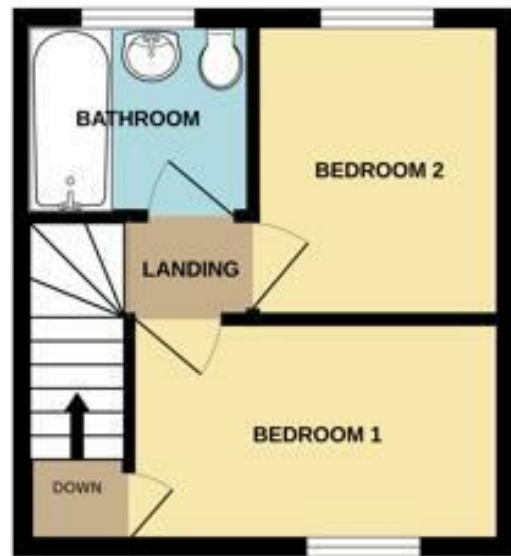
Nestled in the heart of Tewkesbury, this charming modern cottage on Post Office Lane offers a delightful blend of comfort and convenience. Perfectly suited for those seeking a lock-up-and-leave lifestyle, this property is an ideal choice for both first-time buyers and investors looking for a lucrative Air BnB opportunity.

The cottage features two bedrooms, a living room, kitchen, a convenient WC and a family bathroom

One of the standout features of this property is the enclosed courtyard garden, an ideal spot for enjoying a morning coffee or unwinding after a long day. Additionally, the property includes a designated parking space, a valuable asset in a town centre location.

With its proximity to local amenities, shops, and eateries, this lovely cottage is not only a home but also a gateway to the vibrant lifestyle that Tewkesbury has to offer. Whether you are looking to settle down or seeking a profitable rental opportunity, this property is truly a gem that should not be missed.

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.
Made with Hologix, 1/2025

Living Room

11'8 x 9'7 (3.56m x 2.92m)

Kitchen

9'6 x 7'2 (2.90m x 2.18m)

WC

7'1 x 2'8 (2.16m x 0.81m)

Bedroom One

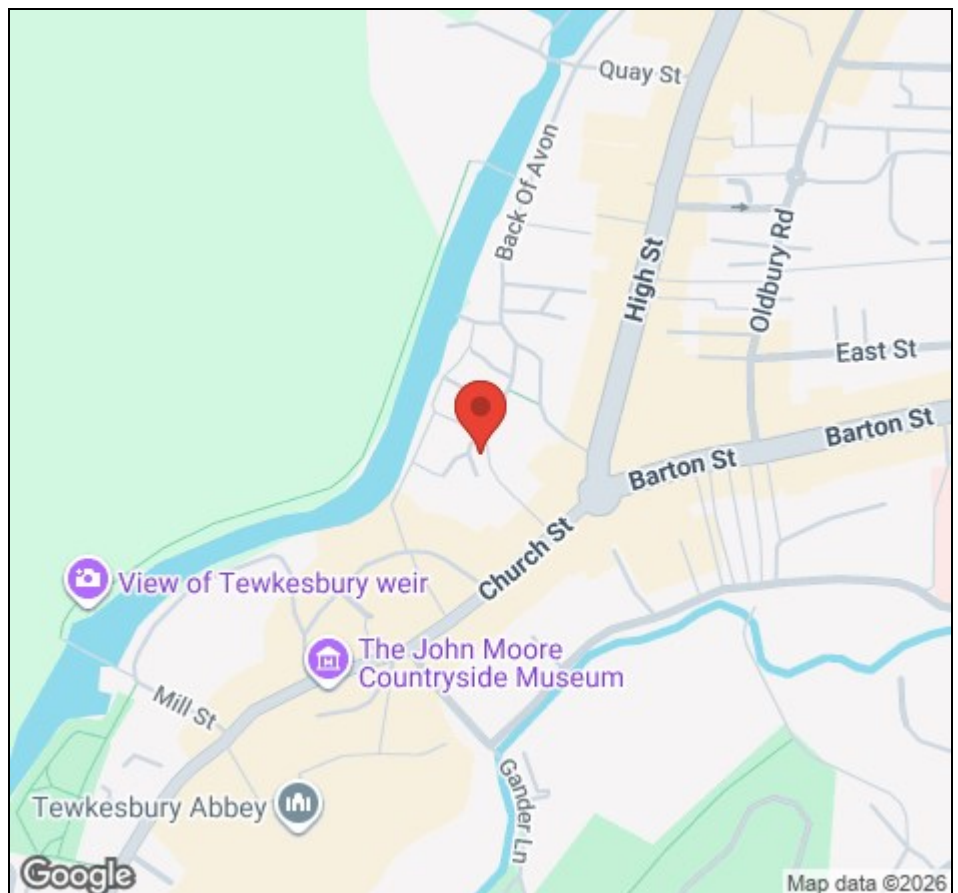
9'9 x 9'8 (2.97m x 2.95m)

Bedroom Two

9'2 x 6'2 (2.79m x 1.88m)

Bathroom

5'5 x 6'3 (1.65m x 1.91m)



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.