



# tag



## SALES & LETTINGS



**41 Wynyards Close, Tewkesbury, GL20 5QZ**  
**Offers Over £250,000**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Situation

Wynyards is situated on the outskirts 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

**NO ONWARD CHAIN**

Three Bedrooms

Walking Distance To Tewkesbury Town

Living Room / Dining Room

Kitchen

Garden & Off Road Parking

Garage

UPVC Double Glazing

Gas Central Heating

Council Tax Band B





### Description

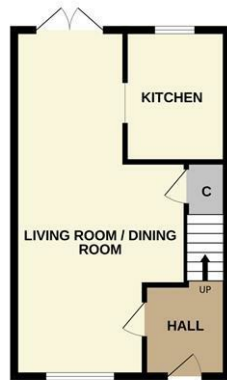
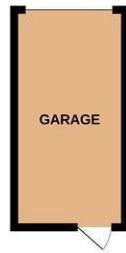
**\*\* NEW PRICE \*\*** TAG Sales & Lettings are excited to present this **THREE** bedroom mid-terraced property located on Wynyard Close in Tewkesbury. This family-friendly home is within walking distance of the town centre and is offered for sale with **NO ONWARD CHAIN!**

Upon entering the property through the entrance hall, you will find a door leading into the living room, which offers a view of the front garden and patio doors that open out into the rear garden. An opening from the living room leads into the fitted kitchen, which features a built-in oven, gas hob, and space for both a washing machine and fridge.

Upstairs, there are two double bedrooms, each with a storage cupboard, along with a single bedroom that is ideal for a child's room or a home office. A family bathroom completes this floor, providing convenience for the entire family.

Outside, the property includes a front garden as well as an enclosed rear garden with a door that provides access to the **GARAGE**. This home is further enhanced by UPVC double glazing and gas central heating, ensuring a comfortable living environment for all.

**Don't miss out on this wonderful family home! Book your viewing today!**



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 / Dining Room

25'09 (max) x 9'04 (7.85m (max) x 2.84m)

### Kitchen

7'05 x 9'01 (2.26m x 2.77m)

### Bedroom 1

12'03 x 8'11 (3.73m x 2.72m)

### Bedroom 2

10'00 x 9'00 (3.05m x 2.74m)

### Bedroom 3

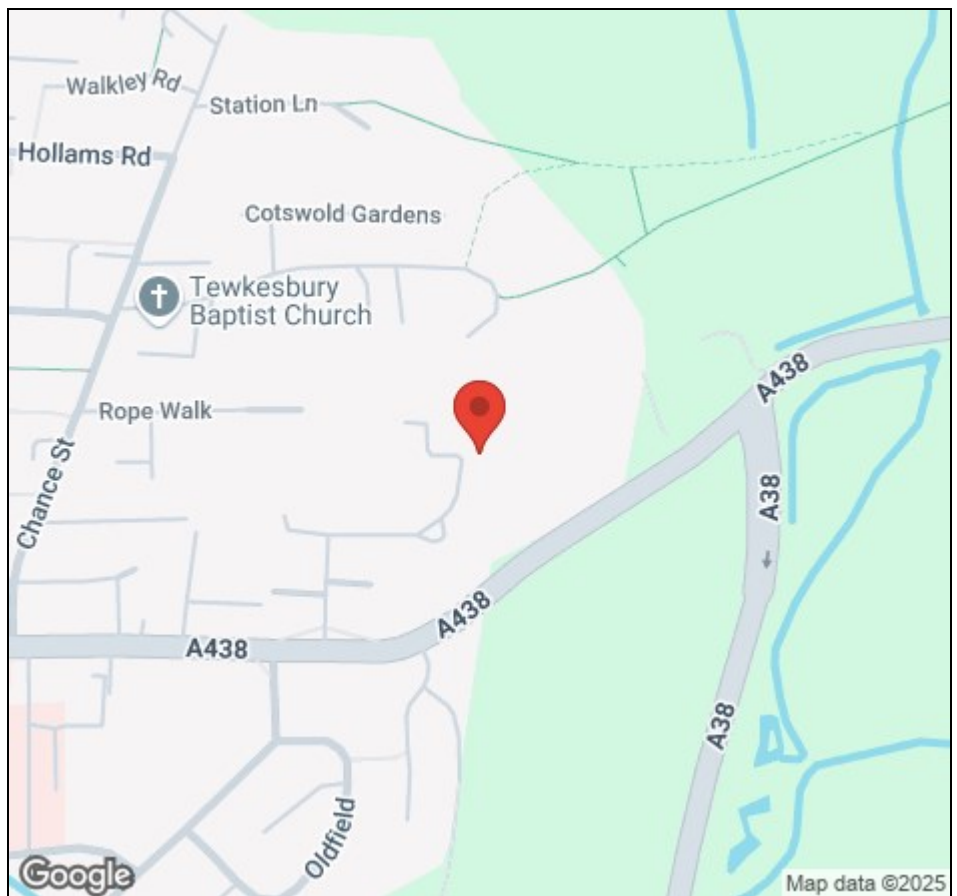
6'08 x 9'01 (2.03m x 2.77m)

### Bathroom

6'07 x 5'11 (2.01m x 1.80m)

### Garage

8'03 x 16'01 (2.51m x 4.90m)



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.