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SALES & LETTINGS



**4 Douglas Walk, Tewkesbury, GL20 8UF**  
**Asking Price £300,000**

**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		
(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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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## PROPERTY SUMMARY

Three Bedrooms  
 Living Room  
 Kitchen  
 Downstairs Cloakroom  
 Conservatory  
 Rear Garden  
 Dressing Room & En Suite To Master Bedroom  
 Double Glazing  
 Gas Central Heating  
 Council Tax Band C

## Situation

Douglas Walk is ideally located with good links to junction 9 of the M5 motorway within walking distance of the railway station, local shops, pharmacy and primary schools. It is on a regular bus route to Cheltenham (located 9 miles away) and to Tewkesbury.

The historic market town of Tewkesbury is located on 2.5 miles away and boasts a variety of shops, cafes and restaurants. It further benefits from a leisure centre, theatre and library.



## Description

TAG Sales & Lettings are excited to present this charming three-storey townhouse for sale, located in Northway. This prime location offers excellent access to the train station and the M5 motorway, making commuting easy for busy families.

On the ground floor, you'll find an entrance hall, a convenient downstairs W.C., a modern kitchen, and a spacious lounge/dining room. French doors from the lounge lead into a lovely conservatory, which features patio doors that open to a low-maintenance rear garden. There is also a gate providing access to the single garage, complete with a parking space in front.

The first floor includes two bedrooms that are ideal for children or guests, along with a family bathroom that completes this level. The second floor is dedicated to Bedroom 1, which boasts its own ensuite bathroom and a separate dressing room.

Additional features include secure UPVC double glazing and gas central heating.

Don't miss out on this fantastic opportunity! Call our office today to schedule your appointment to view this perfect family home!





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.

## Living Room

13'10" (max) x 11'10" (4.22m (max) x 3.61m)

## Kitchen

10'08 x 7'10 (3.25m x 2.39m)

## Cloakroom

2'11 x 6'01 (0.89m x 1.85m)

## Conservatory

11'02 x 11'06 (3.40m x 3.51m)

## Bedroom 1

15'01 (max) x 11'11 (4.60m (max) x 3.63m)

## Dressing Room

**Dressing Room**  
9'01 x 9'01 (2.77m x 2.77m)

## En Suite

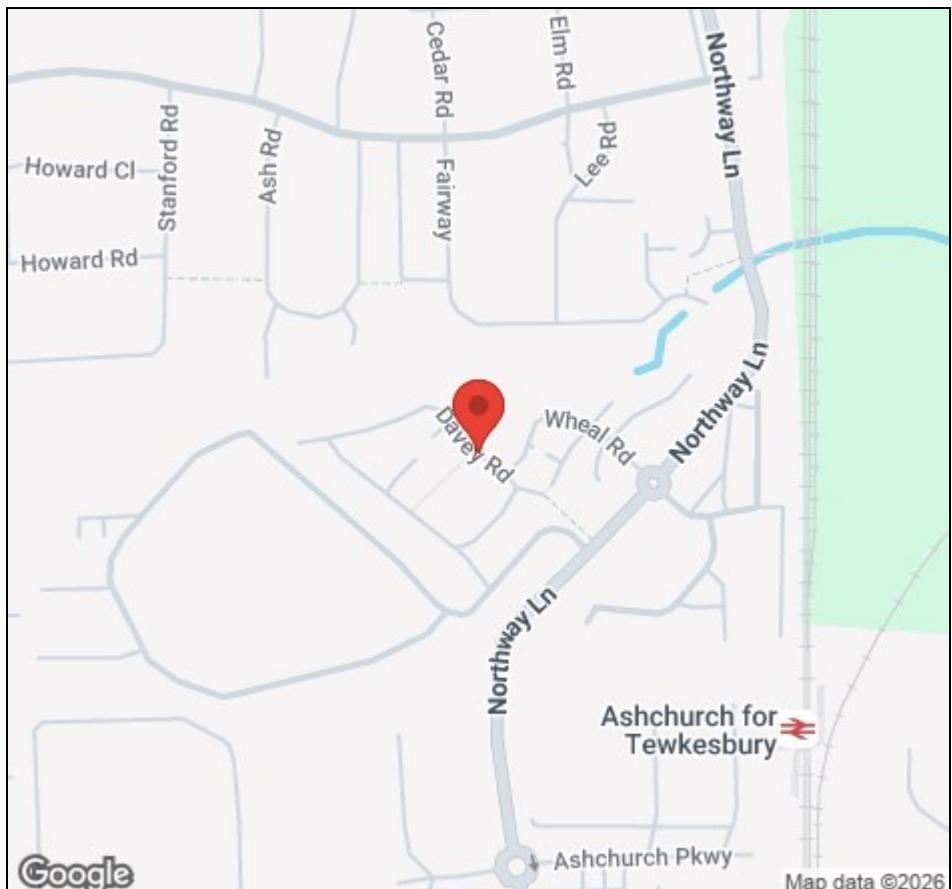
En Suite  
6'01 x 7'00 (1.85m x 2.13m)

## Bedroom 2

## **Bedroom 2**

### Bedroom 3

**Bedroom 3**  
15'07 x 6'01 (4.75m x 1.85m)



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