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## SALES & LETTINGS



**13 Wynyards Close, Tewkesbury, GL20 5QZ**  
**Asking Price £375,000**

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) <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>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
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

- Three Bedrooms
- Walking Distance To Tewkesbury Town
- Living Room
- Kitchen
- Dining Room
- Family Shower Room
- Rear Garden
- Garage Space & Off Road Parking
- Double Glazing & Gas Central Heating
- Council Tax Band D



## Description

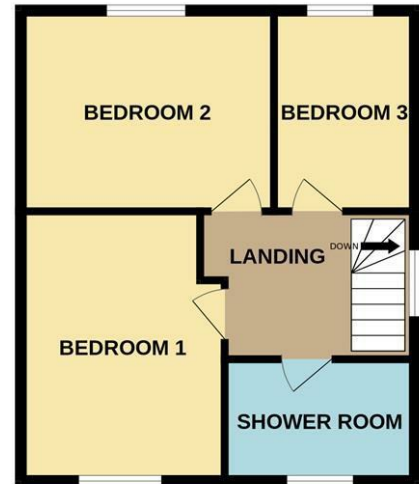
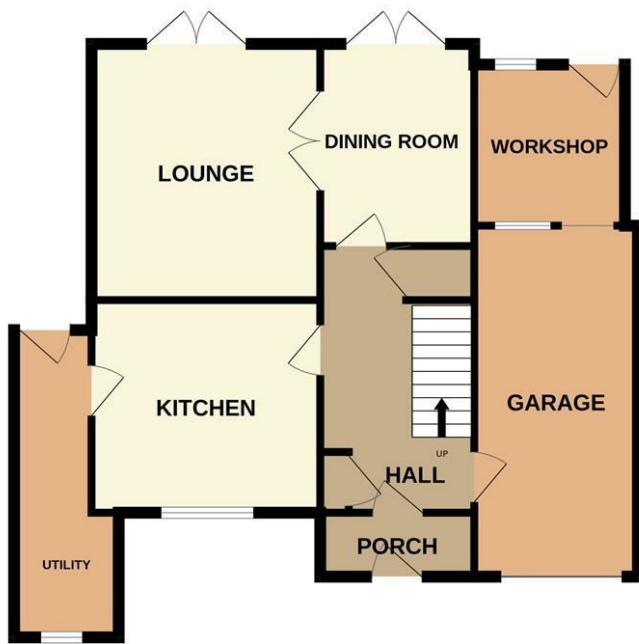
TAG Sales & Lettings are delighted to present this charming three-bedroom link-detached home located on Wynyard Close in Tewkesbury. This family-friendly property is conveniently situated within walking distance of the town centre, providing easy access to local amenities.

Upon entering through the entrance hall, you will find a dining room that overlooks the rear garden, making it perfect for family meals and gatherings. The dining room features double doors leading into the lounge, both areas benefiting from patio doors that open to the rear garden. The hallway also connects to a practical fitted kitchen, which leads to a utility/wash room for added convenience.

Upstairs, the home boasts two double bedrooms and a single bedroom, which can be used as a child's room or a home office. A well-appointed shower room completes the upper level.

Outside, you will find off-road parking for at least three vehicles. The enclosed rear garden provides a safe space for children to play and for family barbecues. Additionally, there is a door leading directly to the garage for extra storage or projects. With UPVC double glazing and gas central heating throughout, this home promises comfort and warmth for your family.

Don't miss this fantastic opportunity to secure your family's next home! 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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### Sitting Room

12'09 x 11'01 (3.89m x 3.38m)

### Dining Room

10'01 x 8'01 (3.07m x 2.46m)

### Kitchen

11'05 x 10'07 (3.48m x 3.23m)

### Garage Space

8'02 x 17'06 (2.49m x 5.33m)

### Works Space At The Back Of The Garage

7'06 x 8'06 (2.29m x 2.59m)

### Bedroom 1

10'02 x 10'00 (3.10m x 3.05m)

### Bedroom 2

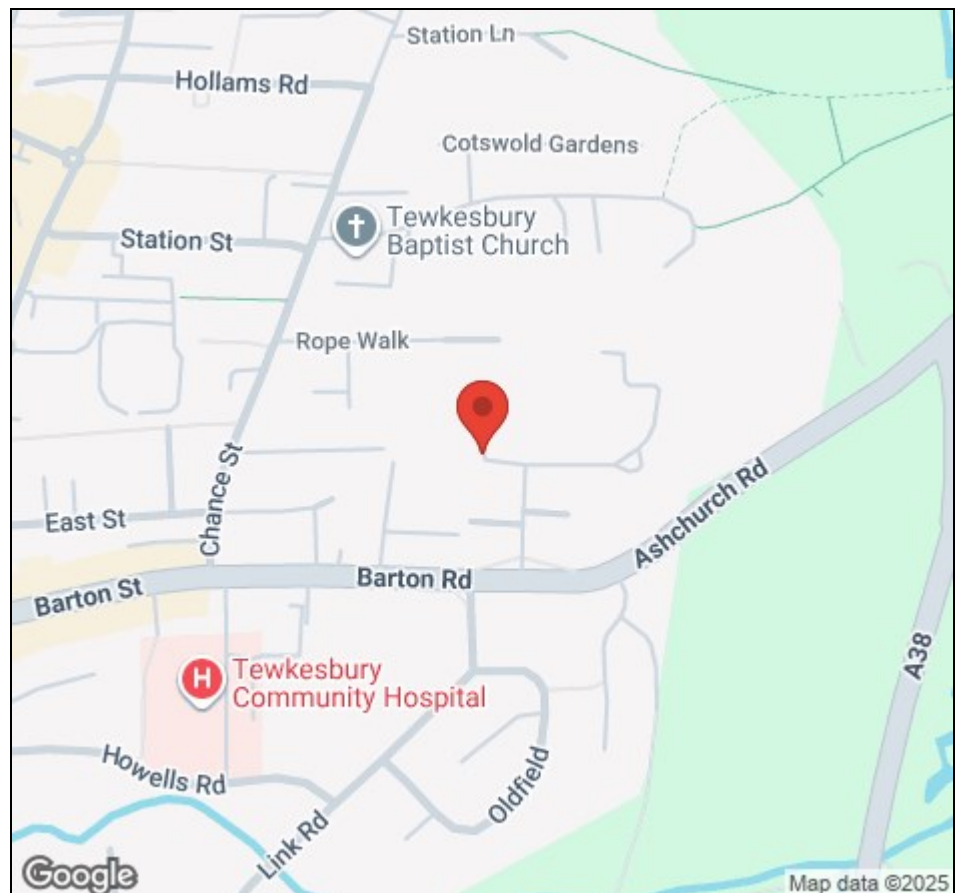
12'08 x 10'00 (3.86m x 3.05m)

### Bedroom 3

7'00 x 10'01 (2.13m x 3.07m)

### Shower Room

9'04 x 5'11 (2.84m x 1.80m)



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.