



# tag

estate agents



**16 Springfield, Tewkesbury, Gloucestershire GL20 8EP**  
**£300,000**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Situation

Springfield is located in the popular area of Newtown with easy access to Junction 9 of the M5 motorway. It is also within walking distance to local shop/petrol station, public house, Tirlbrook Primary School and Tewkesbury Secondary School.

Newtown is on a regular bus route to Cheltenham and the historic market town of Tewkesbury (located only one mile away) which benefits from swimming pool, library, theatre and a variety of shops and restaurants.

## PROPERTY SUMMARY

### THREE BEDROOMS

Quiet Cul De Sac Location

Kitchen / Breakfast room

Living Room

Conservatory

Luxury Fitted Shower Rooms

Private Gardens

Double Glazing

Gas Central Heating

Council Tax Band B





## Description

**\*\*NEW PRICE \*\* NO ONWARD CHAIN \*\*** Tag Estate Agents are delighted to bring to the market this lovely family home on the ever popular Springfield development of Newtown. Within close proximity to primary and secondary schools, walking distance to a shop, supermarket, fitness centre and the town of Tewkesbury.

On entering the property at the side of the house, an entrance hall greets, with stairs leading to the first floor, an opening to the left, leads into the large, bright kitchen, with plenty of floor and wall units and counter space, with a sink underneath the window having views to the front, space for a cooker, washing machine and fridge freezer, there is also a handy breakfast bar, which completes this room. A door leads from here into the converted garage, this is currently being used as a bedroom, with an en-suite shower room, the bedroom has a large picture window overlooking the front of the property and a door leading into a very modern and luxury fitted shower room, with walk in shower, low level W/C and vanity cupboard with wash hand basin.

Back to the entrance hall, a further door leads into a large living room, with single window overlooking the rear garden and sliding patio doors leading into a beautiful conservatory. This is a fantastic addition to the property and has glorious views over the private garden, with its abundance of greenery, this is a haven for wildlife, making this a great place to sit and watch the world go by.

On the first floor, there are two double bedrooms, the principal bedroom is to the rear of the property with lovely garden views, this room is of a substantial size, the original format was three bedrooms, however the current vendors removed bedroom three, creating a large principal room, with a fantastic light and airy feel.

Across the landing is bedroom two with views over the front, completing this floor is a beautiful shower room, with walk in shower, low level W/C and wash hand basin.



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 / Breakfast Room

17'01 x 8'03 (5.21m x 2.51m)

### Living Room

16'04 x 12'01 (4.98m x 3.68m)

### Conservatory

10' x 9'08 (3.05m x 2.95m)

### Bedroom Three

9'10 x 7'05 (3.00m x 2.26m)

### En-suite Shower Room

6'10 x 5'3 (2.08m x 1.60m)

### Principal Bedroom

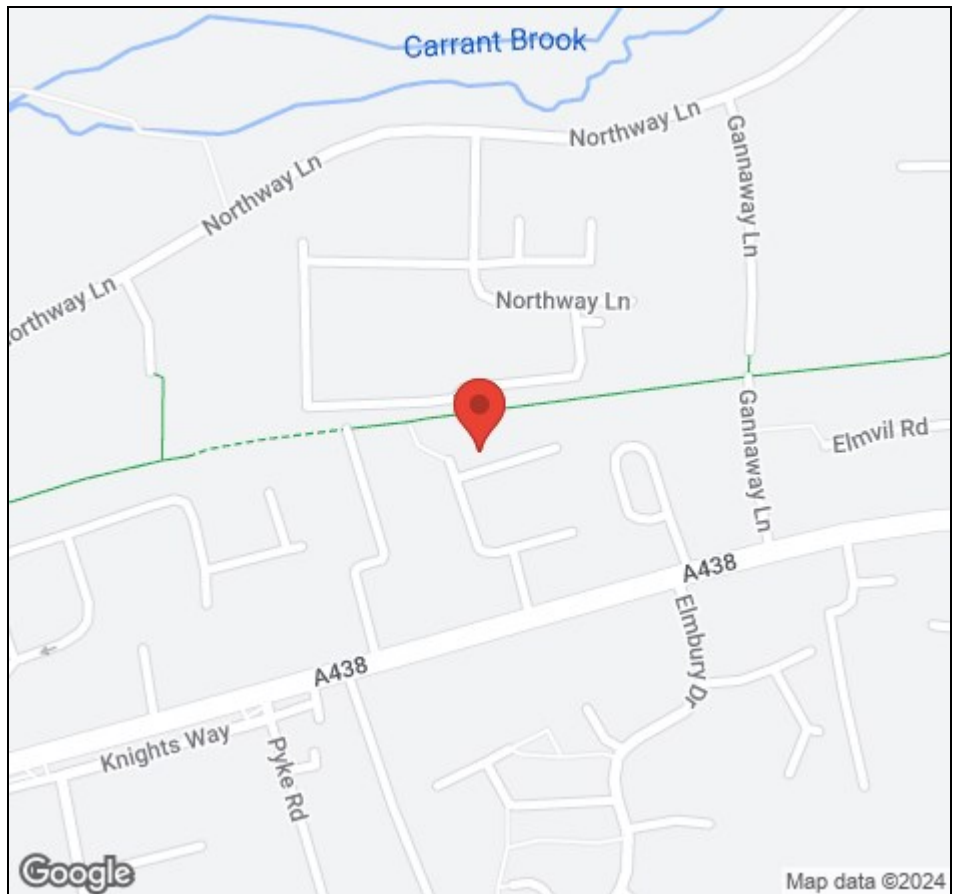
16'04 x 13'04 (4.98m x 4.06m)

### Bedroom Two

13'06 narrowing to 9'06 x 8'06  
(4.11m narrowing to 2.90m x 2.59m)

### Family Shower Room

6'07 x 5'05 (2.01m x 1.65m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: [info@tagestateagents.co.uk](mailto:info@tagestateagents.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 Estate Agents Ltd.