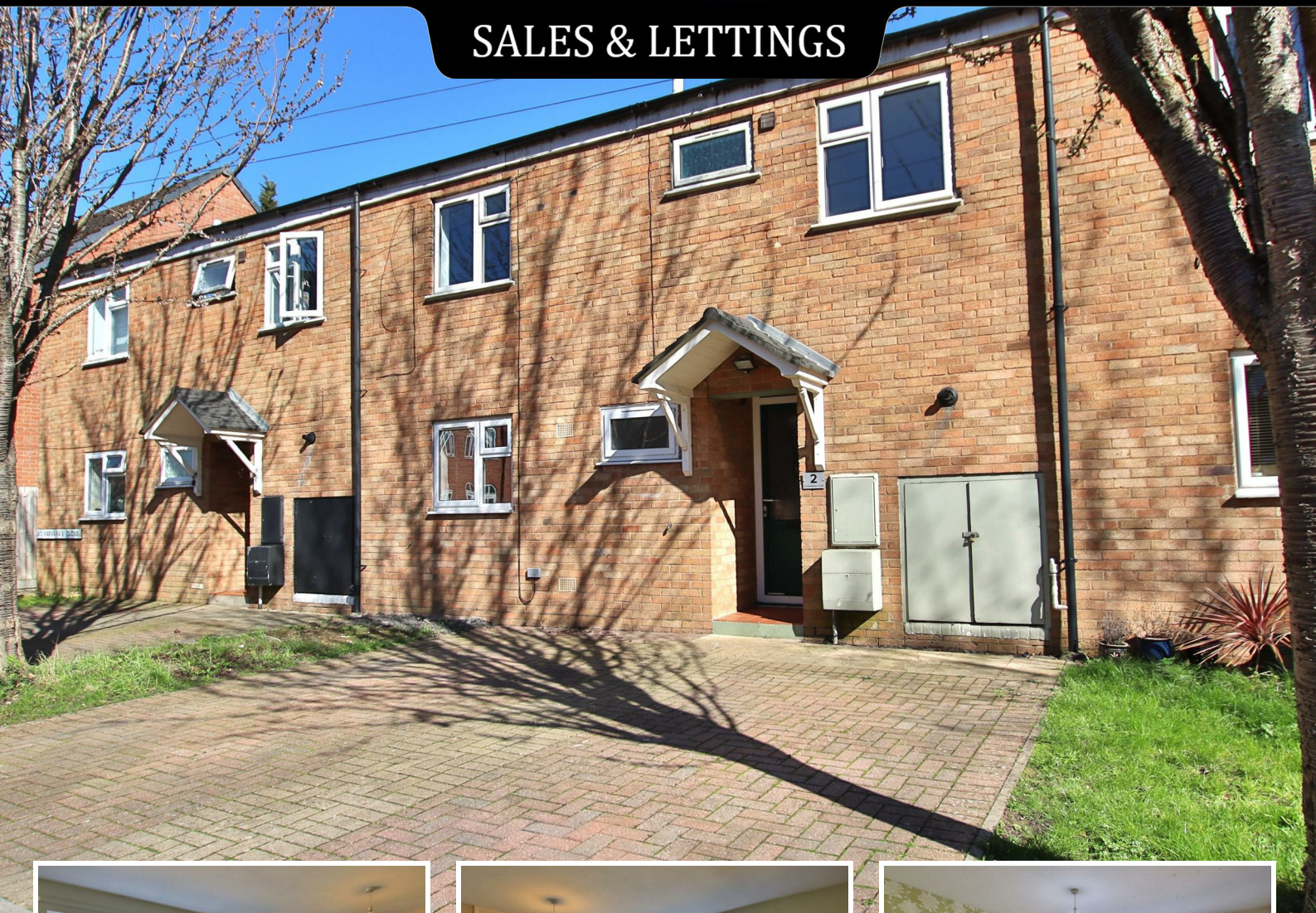




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SALES & LETTINGS



2 St. Barbaras Close, Tewkesbury, GL20 8LG
Asking Price £230,000

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		88
(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	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	EU Directive 2002/91/EC

Situation

Ashchurch is just on the outskirts of Tewkesbury and within close proximity to the local train station and with good links to junction 9 of the M5 motorway for commuting. Ashchurch has a local primary school, village hall and St Nicholas Church.

Tewkesbury's historic market town is located only three miles away which boasts a variety of shops, cafes and restaurants. It further benefits from a leisure centre, theatre and library.

PROPERTY SUMMARY

Four Bedrooms
 Two Reception Rooms
 Mid Terrace
 Kitchen
 Cloakroom
 Outside Storage Space
 Rear Garden
 Off Road Parking
 Needs Modernising
 Council Tax Band B



Description

TAG Sales & Lettings are pleased to offer this four-bedroom mid-terrace family home located in Ashchurch. This property is available for sale with NO ONWARD CHAIN.

Upon entering the property through the entrance hall, you will find access to a W/C and two convenient cupboards, perfect for storing coats and shoes. From the hall, you can reach both the living room and the kitchen. The living room is situated at the rear of the property, featuring a window that overlooks the garden. A door leads from the living room into the dining room, which also has a pedestrian door to the rear garden and a window. From the dining room, there is a door that leads into a generously sized kitchen, which has a window overlooking the front of the property.

Upstairs, you will find four bedrooms: three doubles and one single. Each bedroom has its own built-in cupboard space. Additionally, there is a family bathroom equipped with a bath, a low-level W/C, and a wash hand basin.

Externally, the property offers off road parking, access to a large storage room next to the front door, and a reasonably private rear garden enclosed by a fence, complete with a patio area.

The property also benefits from gas central heating and UPVC double glazing.

Please note that this property requires some modernisation; however, with the right vision, it could become an ideal family home.

GROUND FLOOR



1ST 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.
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Kitchen

9'04 x 10'05 (2.84m x 3.18m)

Dining Room

12'10 x 10'05 (3.91m x 3.18m)

Living Room

13'09 x 11'05 (4.19m x 3.48m)

Bedroom 1

8'11 x 13'09 (2.72m x 4.19m)

Bedroom 2

10'03 x 11'09 (3.12m x 3.58m)

Bedroom 3

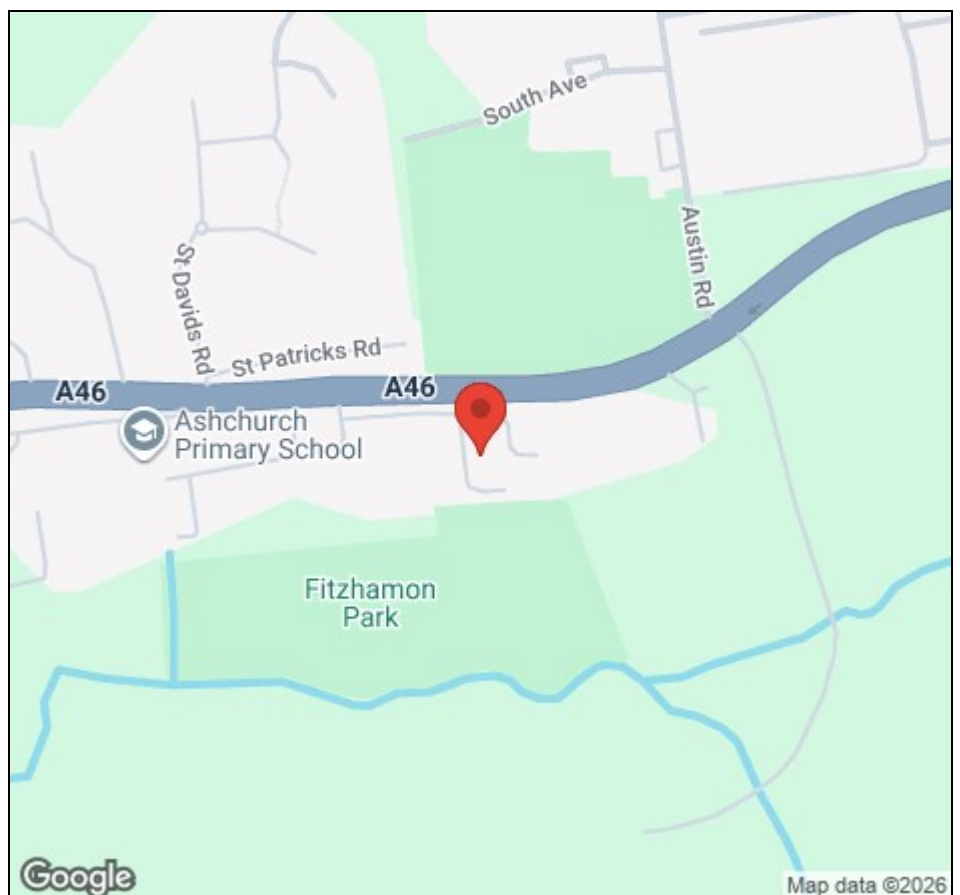
10'08 x 10'07 (3.25m x 3.23m)

Bedroom 4

9'04 x 6'11 (2.84m x 2.11m)

Bathroom

5'06 x 6'06 (1.68m x 1.98m)



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.