



SALES & LETTINGS



12 Knights Way, Tewkesbury, Gloucestershire GL20 8DY
Asking Price £290,000

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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	56	85
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	49	83
EU Directive 2002/91/EC		

Situation

Knights Way 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

Semi Detached House
Lounge/Dining Room
Refitted Kitchen
Utility Room
Three Bedrooms
Shower Room
UPVC Double Glazing
Gas Central Heating
Garage & Off Road
Front & Rear Gardens



Description

Nestled in the sought-after residential area of Newtown, Tewkesbury, this well-presented semi-detached family home on Knights Way offers a delightful blend of comfort and modern living. The property boasts a charming bay front, enhancing its curb appeal and inviting you inside.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge/dining room. This space features patio doors that open directly into the rear garden. The kitchen is equipped with built-in appliances and conveniently connects to a utility room, providing additional space for household tasks.

The first floor comprises three well-proportioned bedrooms, perfect for family living or accommodating guests. A modern shower room serves this level, ensuring convenience for all. The property is further enhanced by UPVC double glazing and gas central heating, ensuring warmth and energy efficiency throughout the year.

Outside, you will find a detached garage and off-road parking for two vehicles, making it ideal for families with multiple cars. The front and rear gardens offer lovely outdoor spaces for relaxation and play, perfect for enjoying the British sunshine.

This semi-detached home is not only well-located but also thoughtfully designed for modern family life. Viewing is highly recommended to fully appreciate all that this property has to offer.



TOTAL FLOOR AREA : 1119 sq.ft. (104.0 sq.m.) approx.

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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Lounge/Dining Room

25'6 x 11'5 max 9'4 min (7.77m x 3.48m max 2.84m min)

Kitchen

11'1 x 8'4 (3.38m x 2.54m)

Utility

7'8 x 4'2 (2.34m x 1.27m)

Bedroom One

11'6 x 11'1 (3.51m x 3.38m)

Bedroom Two

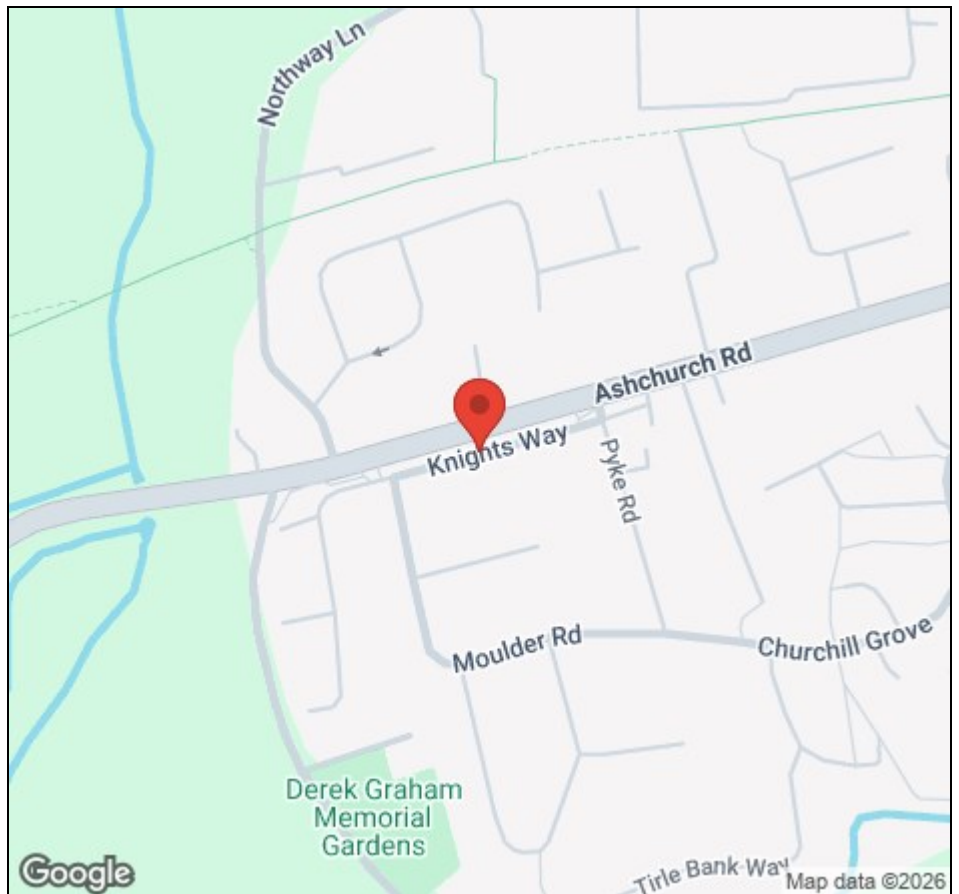
11'5 x 10'7 (3.48m x 3.23m)

Bedroom Three

7'5 x 7'4 (2.26m x 2.24m)

Bathroom

6'3 x 5'4 (1.91m x 1.63m)



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.