



tag



SALES & LETTINGS



7 Cotteswold Road, Tewkesbury, Gloucestershire GL20 5DQ
Asking Price £290,000

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 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	

Situation

Cotteswold Road is situated in the heart 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

TOWN CENTRE LOCATION

Three Bedrooms

Two Bathrooms

Downstairs W/C

Living Room

Dining Room

Utility Room

Beautiful Long Garden

PERIOD PROPERTY

Council Tax Band B



Description

Space and quality is what you are greeted with when entering this example of town living, a short distance to the High street, with all the amenities which Tewkesbury has to offer.

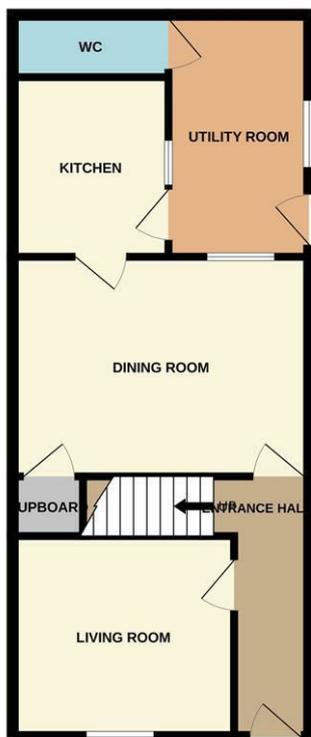
Set behind feature railings, which secure the boundary of the cottage, you know from entering through the iron gate, that you are in for a real treat. From the hallway, there is access to the light and airy living room, with sash window overlooking the front of the property. Back off the hallway you continue to the Dining Room, this is a lovely large room with storage cupboard in the corner, a window looks into the utility room and another doorway taking you into the kitchen, which is a beautifully fitted room with built in oven and hob and integrated fridge and freezer. A door leads from here to a very handy utility room with access to the rear garden. A Downstairs W/C is also located off this room, which further compliments this floor.

The first floor is home to Bedroom One, with sash windows overlooking the front of the property, this is light and airy room with plenty of space for wardrobes. Bedroom Two is along the landing, and has views over the rear of the property, . A family bathroom further compliments this floor with bath, a freestanding shower cubicle, low level W/C and wash hand basin.

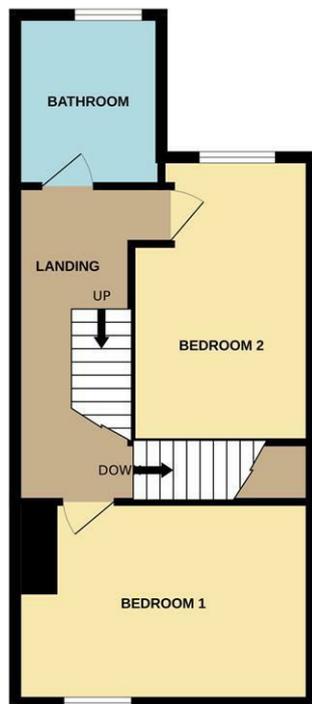
The second floor is home to the third bedroom, with a Velux window overlooking the panoramic vista of the market town, This floor is complimented further with a storage cupboard on the landing and a shower room with shower cubicle and low level W/C and wash hand basin.

Call us now to secure your booking on this wonderful family home, in a very sought after road within Tewkesbury town.

GROUND FLOOR



1ST FLOOR



2ND 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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Living Room

10'11 x 10'0 (3.33m x 3.05m)

Dining Room

14'07 x 10'11 (4.45m x 3.33m)

Kitchen

8'11 x 7'08 (2.72m x 2.34m)

Utility

12'0 x 5'09 (3.66m x 1.75m)

W/C

8'0 x 2'07 (2.44m x 0.79m)

Bedroom One

14'10 x 9'11 (4.52m x 3.02m)

Bedroom Two

13'10 x 8'10 (4.22m x 2.69m)

Family Bathroom

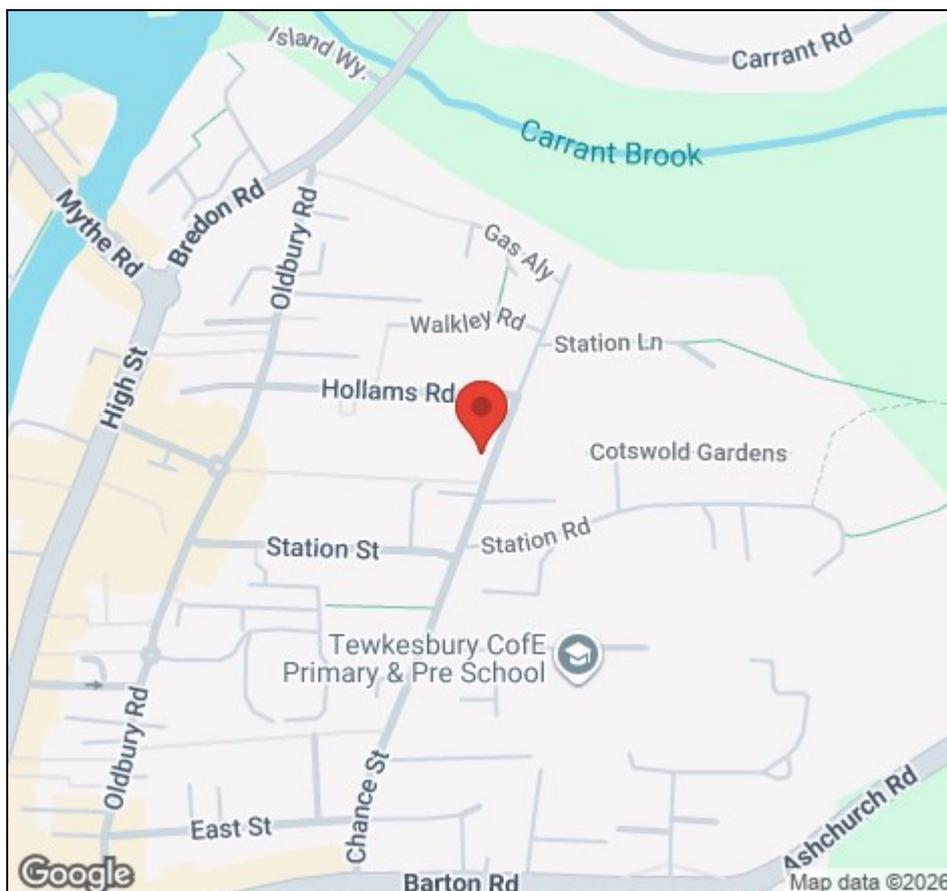
8'10 x 7'06 (2.69m x 2.29m)

Bedroom Three

14'0 x 8'02 (4.27m x 2.49m)

Shower Room

6'11 x 2'09 (2.11m x 0.84m)



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.