



tag



SALES & LETTINGS



21 Cromers Close, Tewkesbury, Gloucestershire GL20 8RT
£225,000

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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		86
(69-80) C		
(55-68) D	65	
(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

Northway is ideally located with good links to junction 9 of the M5 motorway, within walking distance of the railway station, local shops, pharmacy and primary schools. There is a regular bus route to Cheltenham (located 9 miles away) and to Tewkesbury.

The historic market town of Tewkesbury is located on 2.5 miles away and boasts a variety of shops, cafes and restaurants. It further benefits from a leisure centre, theatre and library.

PROPERTY SUMMARY

TWO BEDROOMS

End of Terrace

Kitchen

Living/Dining Room

Family Bathroom

Off Road Parking & Gardens

Double Glazed

Gas Central Heating

Council Tax Band B



Description

*** CHAIN FREE ***

Welcome to this fabulous example of a first home or investment property.

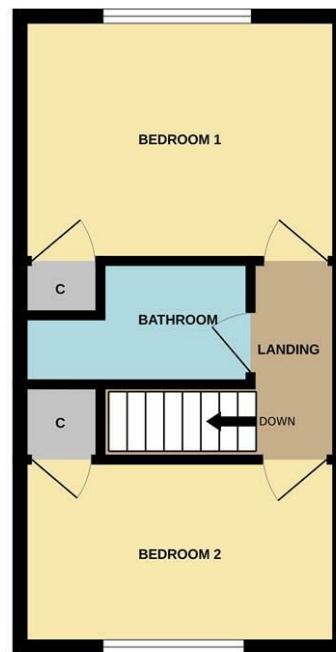
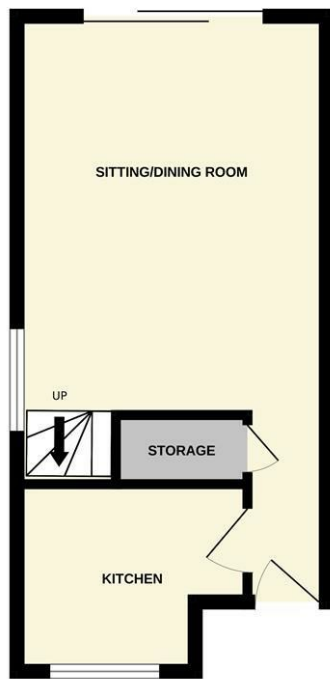
On entering the property into the hallway, with handy storage cupboard, a doorway leads into the kitchen, with window overlooking the front garden and driveway, continue through the hallway and this takes you into the living / dining room, with stairs rising to the first floor and patio doors leading into the good sized garden.

The first floor has two double bedrooms, the principal room is located to the rear, with lovely views over the garden and a handy built in wardrobe. Bedroom two is at the front of the property and also includes a built in wardrobe. The fully tiled family bathroom is situated between bedrooms one and two and has a bath with a shower over, low level W/C and wash hand basin.

Outside, the property has a generous lawned front garden, with off road parking for two vehicles, the rear garden can be accessed from the living room, or conveniently, there is external access from the side of the property via a pedestrian gate. The rear garden is mainly laid to lawn and enclosed with wooden fence panels and enjoys a westerly facing aspect.

The property is also benefited by NEWLY fitted carpets and flooring, Gas Central Heating and a 2 year old combination boiler, double glazing and VACANT POSSESSION.

Please call our office to book your appointment to view.



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

7'00 x 7'04 (2.13m x 2.24m)

Lounge/Dining Room

12'05 x 15'08 (3.78m x 4.78m)

Bedroom 1

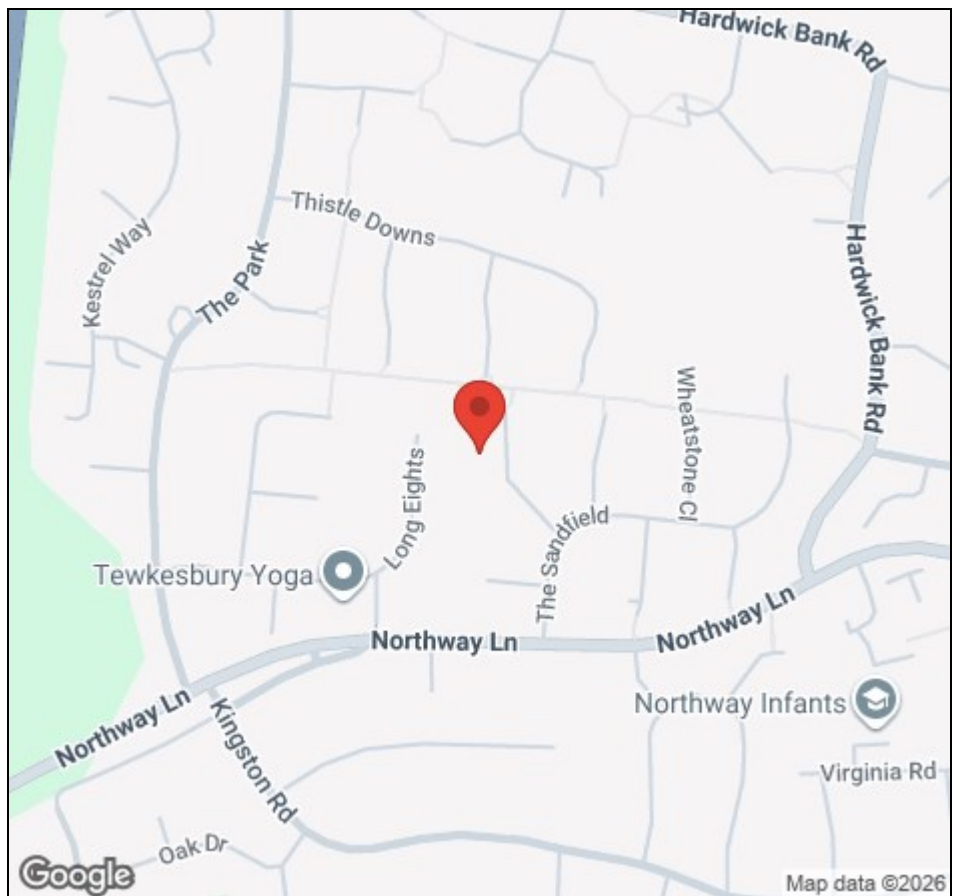
12'06 x 9'07 (3.81m x 2.92m)

Bedroom 2

12'06 x 7'04 (3.81m x 2.24m)

Bathroom

5'06 x 4'10 (1.68m x 1.47m)



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.