



tag

estate agents



3 Cotswold Gardens, Tewkesbury, GL20 5DW Offers Over £359,995

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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

Cotswold Gardens is situated in the heart of the historic market town of Tewkesbury and is centrally located between Cheltenham, Gloucester, 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

- Three Bedrooms
- Downstairs WC
- Modern Kitchen/Dining Room
- Recently Renovated Garden
- Off Road Parking
- UPVC Double Glazing
- Gas Central Heating
- Town Centre Location
- Lounge
- Council Tax Band C



Description

TAG Sales & Lettings are pleased to be bringing to the market this fabulously extended THREE BEDROOM semi detached house in Cotswold Gardens, a stones throw from the centre of Tewkesbury town.

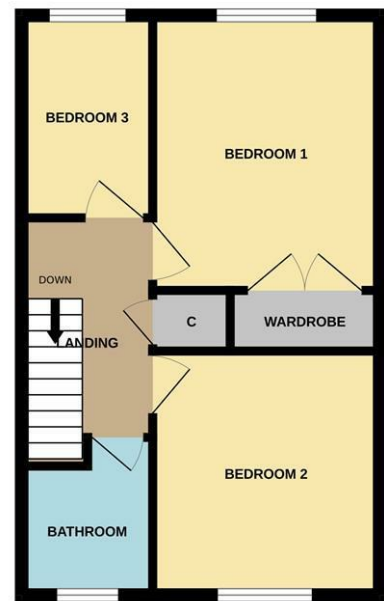
On entering the property via a spacious entrance hall, a door leads from here to a great open plan Kitchen / Dining and Family Area, with large kitchen Island, with breakfast bar to one side. A space for a range cooker and space also, for an American style larger fridge freezer. A further door comes off the hallway into the living room, which is a fabulous size and has patio doors leading to the rear garden. A downstairs W/C further completes this floor.

To the first floor there are three bedrooms, two of these are doubles, the principal bedroom having the luxury of built in wardrobes, a single bedroom and a family bathroom and airing cupboard complete this floor.

Outside the driveway can accommodate up to three or four cars, the rear garden is a great size with the advantage of being a corner plot. The garden commands a very private space, with shrub borders, a large area of astro turf and patio.

This really is a great family home, in an enviable location, close to schools and the town.

Please call our office today 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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Living Room

16'00 x 12'00 (4.88m x 3.66m)

Kitchen/Dining Room

18'03 narrowing to 7'07 x 12'06
widening to 18'07 (5.56m
narrowing to 2.31m x 3.81m
widening to 5.66m)

Cloakroom

6'07 x 4'07 (2.01m x 1.40m)

Bedroom 1

9'10 x 11'11 (3.00m x 3.63m)

Bedroom 2

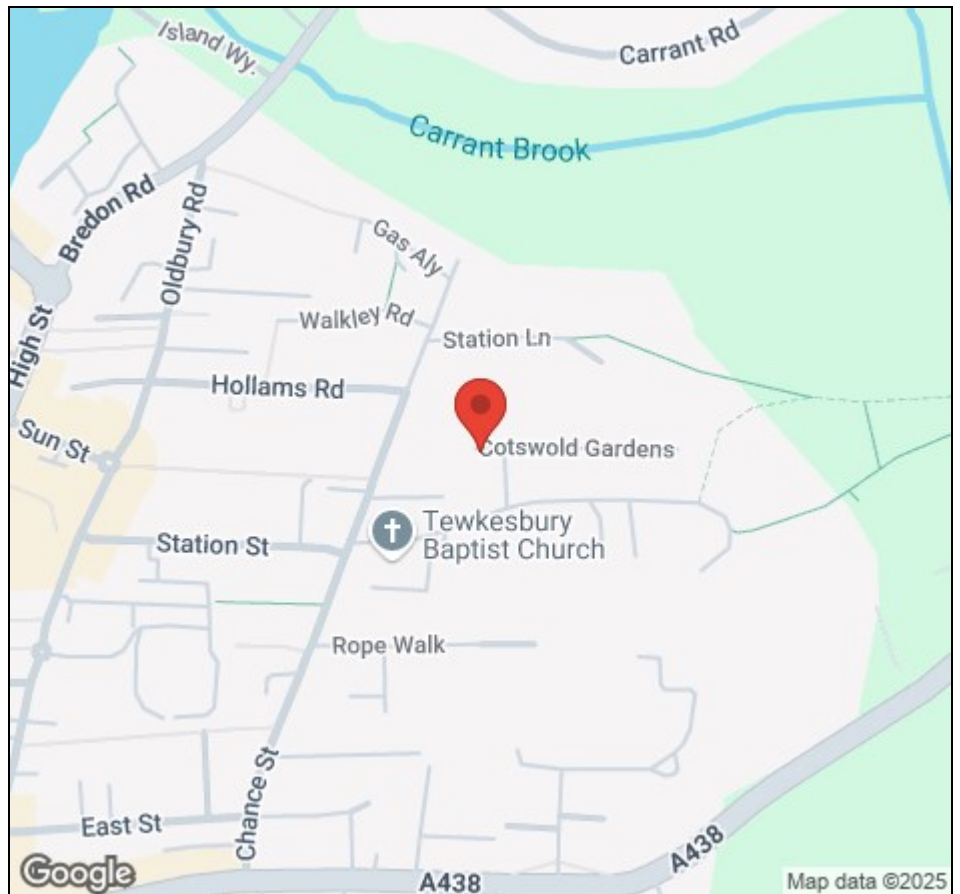
9'09 x 10'06 (2.97m x 3.20m)

Bedroom 3

5'08 x 8'09 (1.73m x 2.67m)

Bathroom

5'09 x 5'07 (1.75m x 1.70m)



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

Email: 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.