



tag



SALES & LETTINGS



6 The Mews, Tewkesbury, GL20 5AN
Asking Price £245,000

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

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

- Two Bedrooms
- End Terraced
- Living Room
- Kitchen/Dining Room
- Town Centre Living
- Downstairs WC
- Gas Central Heating
- UPVC Double Glazing
- Off Road Parking For Two Cars
- Council Tax Band C



Description

TAG Sales & Lettings is pleased to present this two-bedroom end-terraced property located on the Back of Avon in Tewkesbury, just a short walk from the town center.

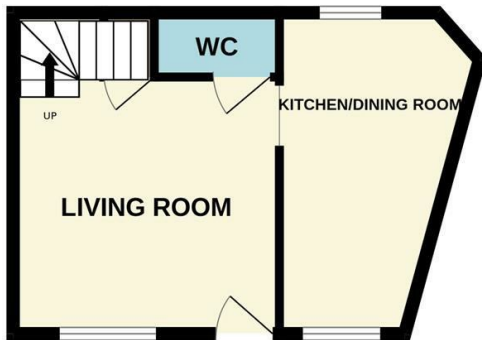
Upon entering through the front door, you are greeted by the living room, which features an archway leading to the fitted kitchen and dining area. The kitchen is equipped with integrated appliances. Additionally, there is a door from the living room that leads to a convenient downstairs WC.

On the first floor, you will find two double bedrooms, with the second bedroom offering useful storage space. A shower room completes this level.

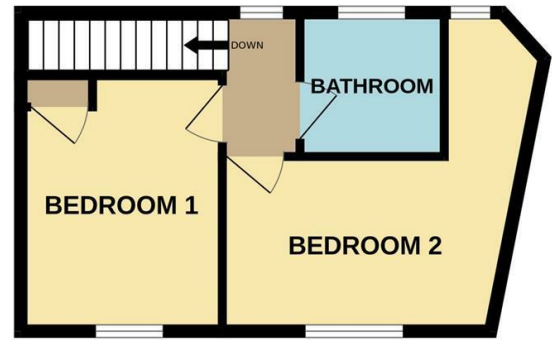
The property benefits from UPVC double glazing and gas central heating throughout. Externally, there are two allocated parking spaces and a courtyard garden area.

Don't miss out—book your viewing today!

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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Living Room

11'08 x 11'03 (3.56m x 3.43m)

Kitchen / Dining Room

14'07 (max) x 9'09 (4.45m (max) x 2.97m)

Cloakroom

5'06 x 2'10 (1.68m x 0.86m)

Bedroom 1

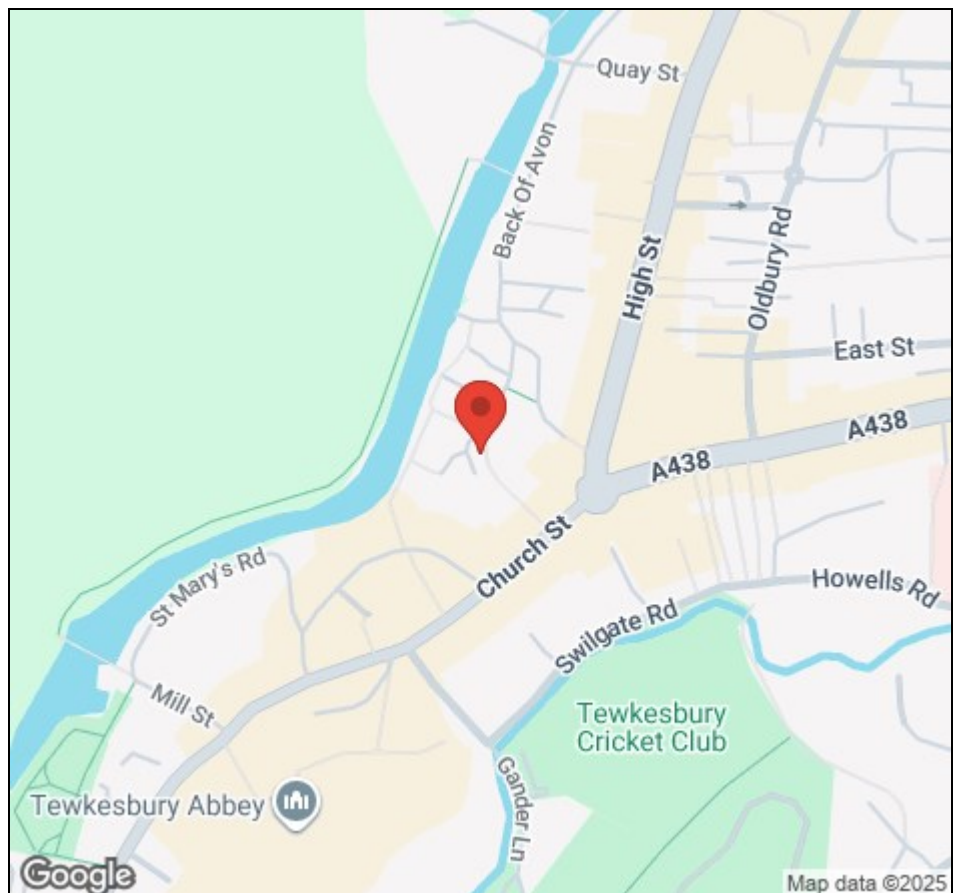
9'10 x 8'10 (3.00m x 2.69m)

Bedroom 2

7'08 x 6'04 (2.34m x 1.93m)

Bathroom

6'04 x 6'05 (1.93m x 1.96m)



Viewing strictly by appointment via Tag Estate Agents – 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.