



SALES & LETTINGS



9 Queens Head Close, Tewkesbury, GL20 8FJ
Asking Price £425,000

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		100+
(92 plus) A		
(81-91) B		
(69-80) C	78	
(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

Aston Cross is located near Ashchurch, which is just on the outskirts of Tewkesbury and within close proximity to the local train station and with good links to junction 9 of the M5 motorway for commuting. Ashchurch has a local primary school, village hall and St Nicholas Church.

Tewkesbury's historic market town is located only three miles away, which boasts a variety of shops, cafes and restaurants. It further benefits from a leisure centre, theatre and library and supermarkets.

PROPERTY SUMMARY

Link Detached Family Home
 Three Bedrooms
 Open Plan Kitchen/Living Area
 Downstairs Cloakroom
 En Suite
 Low Maintenance Rear Garden
 Outside Study/Hobby Room
 UPVC Double Glazing
 Heating Through Heat Pump
 Council Tax Band E



Description

TAG Sales & Lettings are pleased to present this three-bedroom link-detached family home for sale, nestled in Aston Cross on the outskirts of Tewkesbury. This property is perfect for families, offering access to the motorway network and the Cotteswold Designer Outlet shopping centre.

Through the entrance hall, you are greeted by the open-plan kitchen and living room. The kitchen area is equipped with ample workspace, a range of wall and base units with an integrated fridge freezer, single oven with electric hob. A door from this room leads into the Utility Room/Cloakroom, which has plumbing for a washing machine. The lounge area has double doors that open out onto the low-maintenance rear garden.

On the first floor, you will find two double bedrooms, both with built-in wardrobes; the master bedroom has the additional benefit of an en suite. A further single bedroom and a family bathroom with bath and separate shower cubicle complete this floor.

Outside, you will find off-road parking to the front with a door into the carport, which has been converted into a handy workshop. To the rear, you will find a private low-maintenance garden with the added benefit of an outside study/hobby room.

The property further benefits from UPVC double glazing throughout and heating via a heat pump.

Don't miss out, book your viewing today!



Whilst every attempt has been made to ensure the accuracy of the description 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.
Made with Metropix C2025

Utility Room / WC

5'07 x 6'04 (1.70m x 1.93m)

Kitchen Area

13'05 x 12'01 (4.09m x 3.68m)

Living Room Area

15'02 x 14'11 (4.62m x 4.55m)

Bedroom 1

13'01 x 10'08 (3.99m x 3.25m)

En Suite

5'00 x 5'00 (1.52m x 1.52m)

Bedroom 2

13'01 x 9'11 (3.99m x 3.02m)

Bedroom 3

7'06 x 9'02 (2.29m x 2.79m)

Bathroom

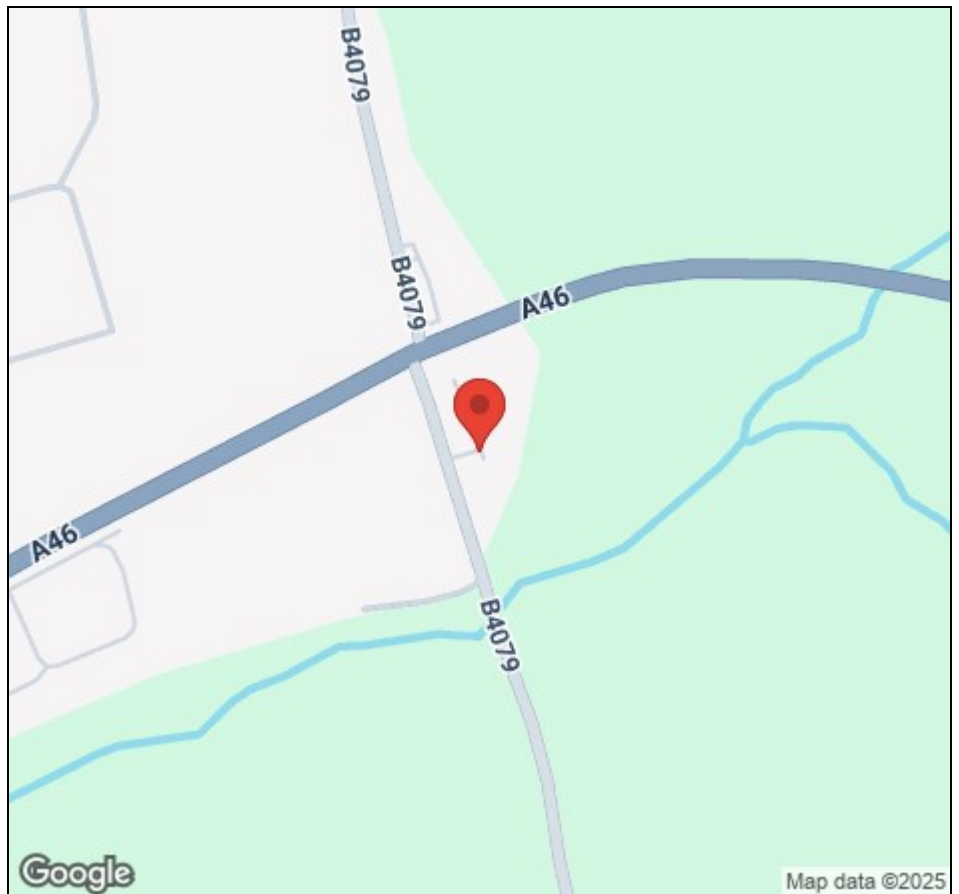
6'02 x 7'06 (1.88m x 2.29m)

Study / Outbuilding

5'00 x 11'02 (1.52m x 3.40m)

Storage Space

9'06 x 12'07 (2.90m x 3.84m)



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.