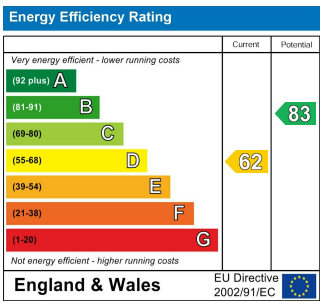
SALES & LETTINGS

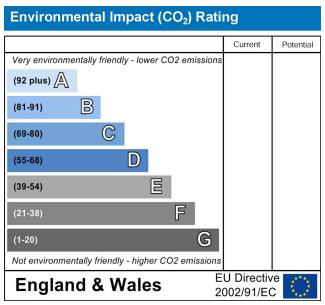
56 Battle Road, Tewkesbury, GL20 5TZ
Asking Price £264,500

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661

The Property Ombudsman

TAG Residential Lettings Limited. Registered in England No. 05783882
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN





PROPERTY SUMMARY

NO ONWARD CHAIN
Three Bedroom Semi Detached House
Popular Location
Living Room
Conservatory
Family Bathroom
Garage
Off Road Parking
Double Glazing & Gas Central Heating
Council Tax Band C

Situation

Tewkesbury Park is located at the edge 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.

Description

TAG Sales & Lettings presents an exciting opportunity to purchase a three-bedroom semi detached family home located at the quiet end of the road in the highly sought-after Tewkesbury Park development. This property is offered for sale with no onward chain.

Upon entering, you will find the kitchen situated at the front of the house. It features an integrated oven and hob, with a sink that overlooks the front garden. There is also space for a fridge-freezer, as well as plumbing for both a washing machine and a dishwasher. A door from the entrance hall leads into the living room, which includes access to the conservatory and double doors that open onto the rear garden.

On the first floor, there are three bedrooms. Bedroom two offers a view of the front of the property, while bedrooms one and three overlook the rear garden. Completing this floor is a family bathroom, which includes a bath with an overhead shower, a low-level W/C, and a wash hand basin.

Outside, you will find a driveway providing off-road parking, along with a garage featuring an up-and-over door. The rear garden is enclosed by fencing and mainly consists of a lawn, complemented by a patio area. The property is further enhanced by double glazing and gas central heating throughout.

Don’t miss this opportunity—book your viewing today!

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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Lounge
16'04 x 12'01 (4.98m x 3.68m)

Kitchen
8'02 x 11'04 (2.49m x 3.45m)

Conservatory
7'05 x 7'04 (2.26m x 2.24m)

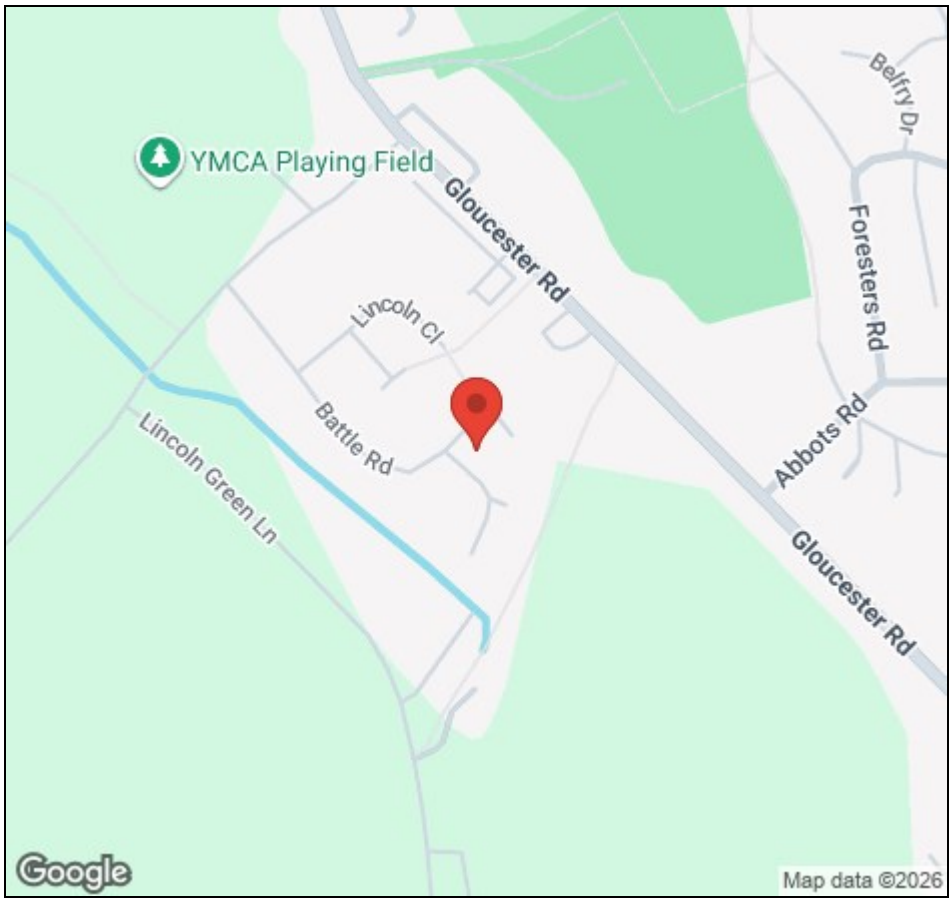
Bedroom 1
9'09 x 12'04 (2.97m x 3.76m)

Bedroom 2
9'05 x 8'04 (2.87m x 2.54m)

Bedroom 3
6'05 x 9'06 (1.96m x 2.90m)

Bathroom
6'07 x 5'05 (2.01m x 1.65m)

Garage
8'02 x 15'01 (2.49m x 4.60m)



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.