



# tag



## SALES & LETTINGS



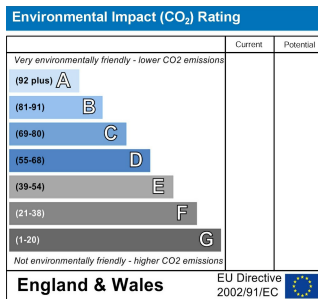
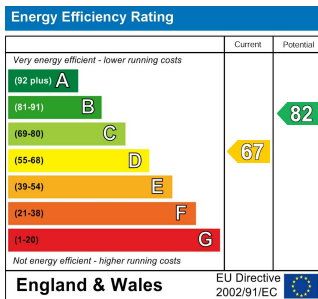
**32 Margaret Road, Tewkesbury, Gloucestershire GL20 5HZ**  
**Asking Price £229,950**

**Tewkesbury:** The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661  
**Walton Cardiff:** 4 Columbine Road, Walton Cardiff, Tewkesbury, GL20 7SP. Tel. 01684 295417 Fax. 01684 851780

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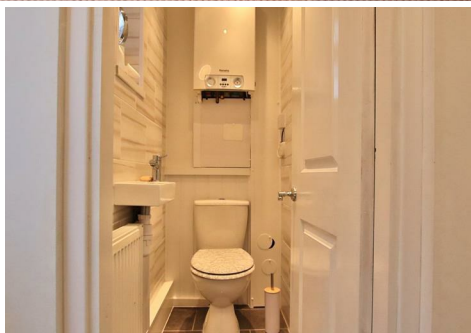
## Situation

Priors Park is a long-established residential area of Tewkesbury with its own small convenience store and day nursery. The town centre with its wide range of shops and amenities can be easily accessed either on foot, cycle path or by a regular bus service.

The historic market town of Tewkesbury is centrally located between Cheltenham, Evesham and Worcester close to the M5. It has many stunning Tudor buildings as well as a wealth of leisure, health, educational and arts facilities whilst its close proximity to the motorway and railway station provide easy access to the rest of the country.

## PROPERTY SUMMARY

Semi Detached House  
Lounge  
Kitchen  
Bathroom  
Two Bedrooms  
Rear Garden  
Gas Central Heating  
Double Glazing  
Off Road Parking  
Council Tax Band A



## Description

\*\*\*\* NO ONWARD CHAIN \*\*\*\* A fantastic opportunity to purchase a TWO BEDROOM semi detached home.

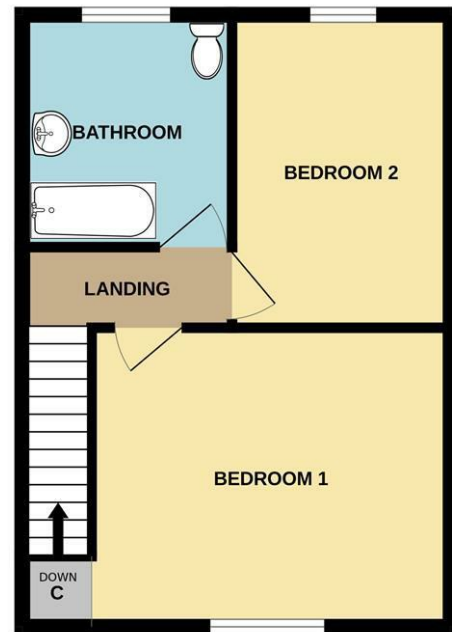
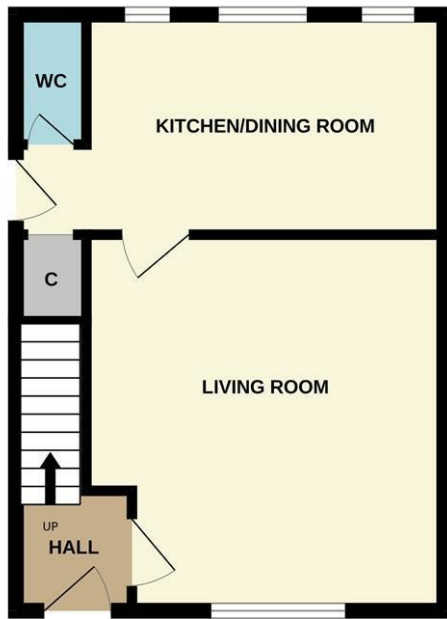
On the ground floor, on entering via an entrance hall, there is a living room, with window overlooking the front garden/driveway, a door from here leads through to the kitchen area, with modern fitted units, plumbing for dishwasher and washing machine and integrated cooker and hob, a doorway leads to the cloakroom, with another door leading to the rear garden.

On the first floor are two bedrooms, the principal room is at the front of the property with a window looking over the front, bedroom two is another good sized room with a window overlooking the rear garden. A modern family bathroom with bath and shower over, low level W/C and wash hand basin, further compliment this floor.

Externally there is off road parking to the front for two/ three vehicles, a side gate leads down the side of the property and takes you through into the rear garden.

The property further benefits from UPVC Double Glazing and Gas Central Heating.

Vendor's are highly motivated to sell!! Please call our office today to arrange 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

11'08 x 14'00 (3.56m x 4.27m)

### Kitchen/Dining Room

13'03 x 8'03 (4.04m x 2.51m)

### Cloakroom

2'08 x 4'10 (0.81m x 1.47m)

### Bedroom 1

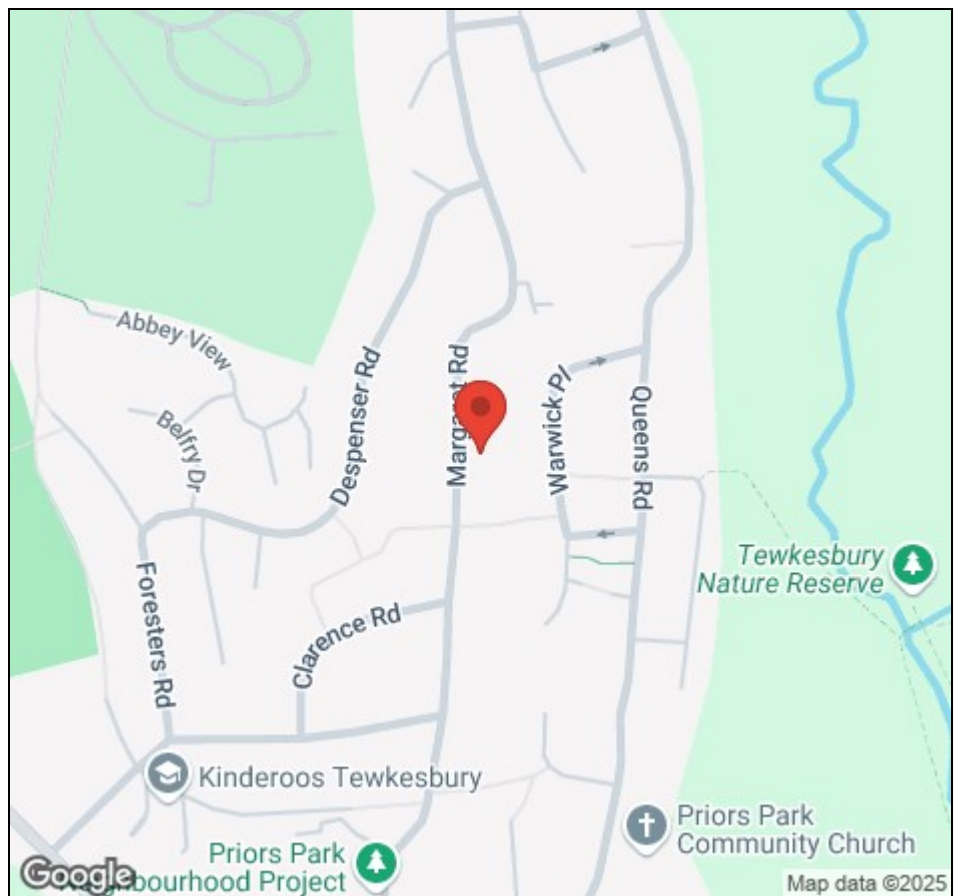
13'05 x 11'02 (4.09m x 3.40m)

### Bedroom 2

8'02 x 11'08 (2.49m x 3.56m)

### Bathroom

8'07 x 8'00 (2.62m x 2.44m)



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

Email: [info@tagsalesandlettings.co.uk](mailto: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.