



# tag



## SALES & LETTINGS



**3 Stokes Court ,Oldbury Road, Tewkesbury, Gloucestershire GL20 5JL**  
**Asking Price £259,500**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	72
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

## Situation

Stokes Court is 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

End Terrace  
 Lounge  
 Dining Room  
 Kitchen  
 Downstairs Cloakroom  
 Two Bedrooms  
 Family Bathroom  
 UPVC Double glazing  
 Gas Central Heating  
 Off Road Parking





### Description

A fantastic opportunity to purchase this two bedroom end terrace property with NO ONWARD CHAIN in the heart of Tewkesbury, with the added benefit of a town courtyard.

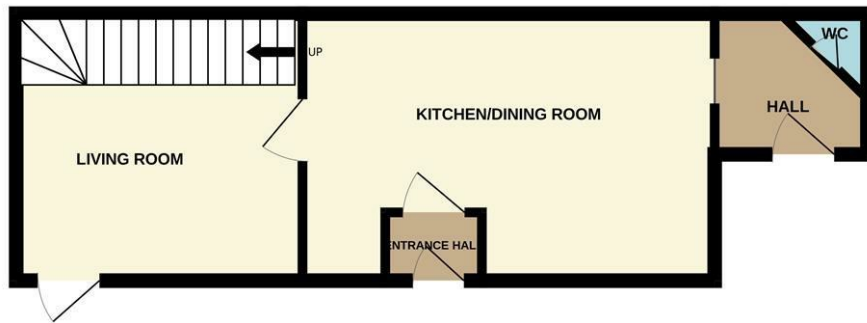
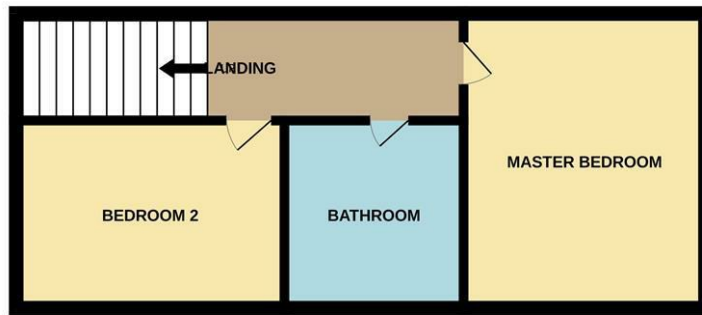
Ideally located at the end of a quiet cul de sac with off road parking.

On entering this characterful property via a brief entrance hall a door leads into an open plan kitchen/ dining room, following through the property you have a living room and down stairs w.c.,

On the second floor there are two double bedrooms with built in wardrobes and a colourful family bathroom. The property is further complemented by gas central heating and UPVC double glazing. Viewing highly recommended.



# GROUND 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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## Lounge

13'1"x13'0" (3.99x3.96)

## Dining Room

12'0"x7'1" (3.66x2.16)

## Bedroom One

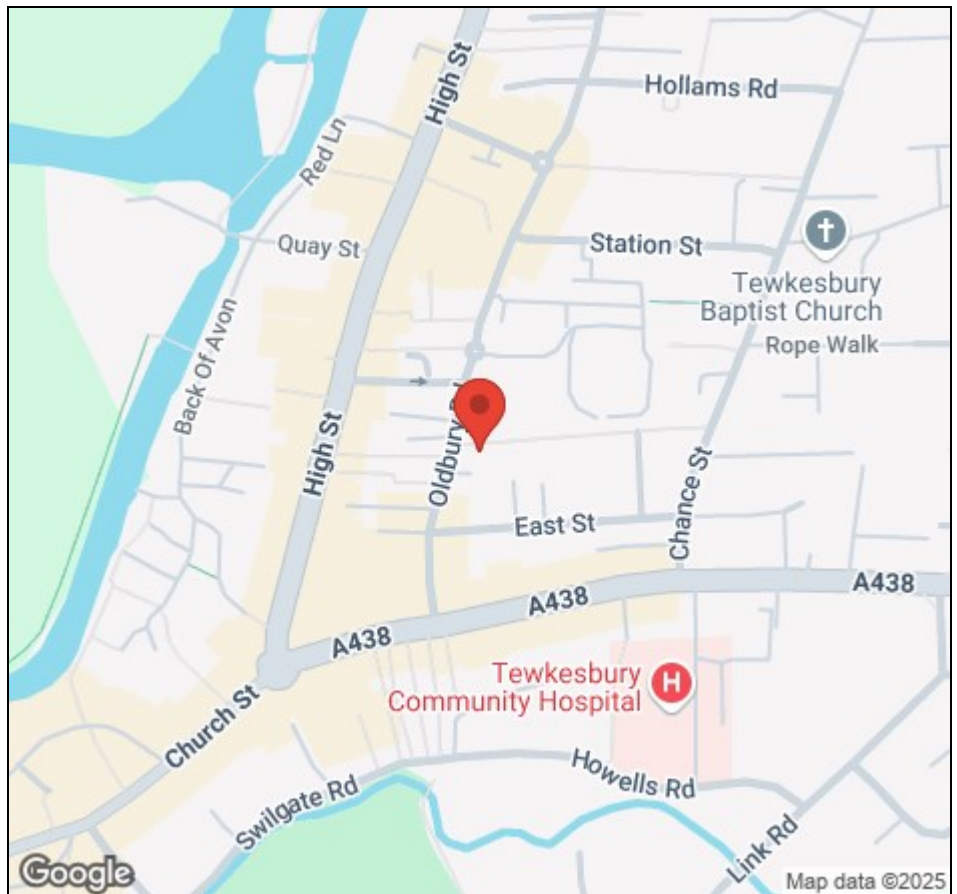
12'0"x10'1" (3.66x3.07)

## Bedroom Two

12'0"x8'1" (3.66x2.46)

## Kitchen

12'10"x12'1" (3.91x3.68)



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

Email: [info@tagestateagents.co.uk](mailto: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 Residential Lettings LTD.