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## SALES & LETTINGS



**52 Margaret Road, Tewkesbury, Gloucestershire GL20 5HZ**  
**Asking Price £195,000**

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		69
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus)	A		
(61-91)	B		
(69-80)	C		
(55-68)	D		
(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	

## 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

- NO ONWARD CHAIN
- Two Bedrooms
- Upstairs Bathroom
- Living Room
- Kitchen
- Conservatory
- Rear Garden
- Off Road Parking
- Gas Fired Central Heating
- Council Tax Band A



## Description

This is a fantastic opportunity to purchase a spacious two-bedroom end-of-terrace home, offered for sale with no onward chain.

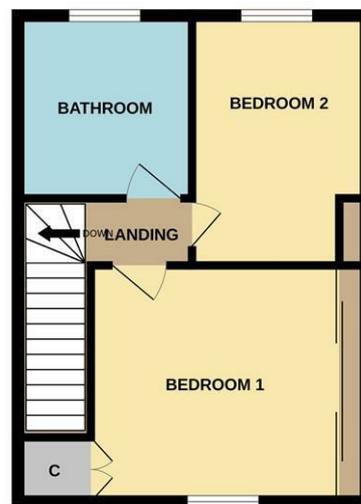
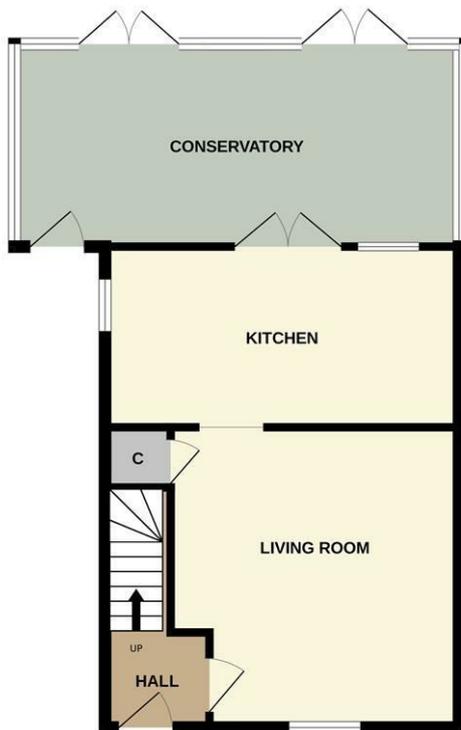
Upon entering through the entrance hall, you will find a living room with window overlooking the front garden. An archway from here leads to the kitchen area, which features fitted units along with an integrated cooker and hob. A doorway from the kitchen opens into a large conservatory with views over the garden, access from here leads into the rear garden and a door that leads to a small courtyard, connecting to the front garden.

On the first floor, there are two bedrooms. The main bedroom, located at the front of the property and of generous size, has a window that looks out over the front garden. The second bedroom is also a good-sized room with a window overlooking the rear garden. Completing this floor is a family bathroom, equipped with a bath and shower over, a low-level W/C, and a wash hand basin.

Externally, there is parking available for two vehicles at the front of the property. A pedestrian gate leads into a courtyard, which provides access to the conservatory, which in turn gives you access to the rear garden. The garden is particularly spacious, mostly laid to patio, and is enclosed by hedges and fenced borders.

Additional features of the property include UPVC double glazing and gas central heating.

Please call our office today to schedule an appointment for a viewing.



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

14 x 11'10 (4.27m x 3.61m)

### Kitchen

16'5 x 8'5 (5.00m x 2.57m)

### Conservatory

20'7 x 9'6 (6.27m x 2.90m)

### Bedroom 1

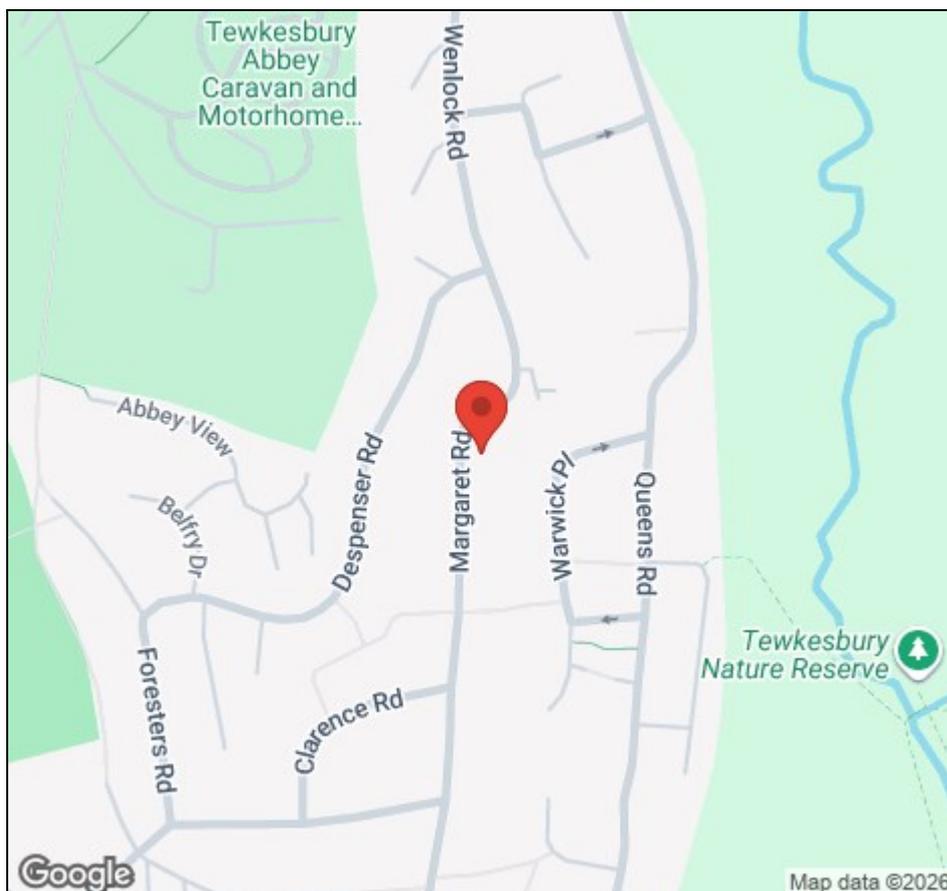
11'2 x 11 (3.40m x 3.35m)

### Bedroom 2

8'6 x 8'1 (2.59m x 2.46m)

### Bathroom

8'6 x 8'1 (2.59m x 2.46m)



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.