



tag



SALES & LETTINGS



30 Tirlebank Way, Tewkesbury, GL20 8ES
Offers Based On £245,000

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TAG Residential Lettings Limited. Registered in England No. 05783882
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(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

Tirlebank Way is located in the popular area of Newtown with easy access to Junction 9 of the M5 motorway. It is also within walking distance to local shop/petrol station, public house, Tirlebrook Primary School and Tewkesbury Secondary School.

Newtown is on a regular bus route to Cheltenham and the historic market town of Tewkesbury (located only one mile away) which benefits from swimming pool, library, theatre and a variety of shops and restaurants.

PROPERTY SUMMARY

NO ONWARD CHAIN

Three Bedrooms

Off Road Parking

Garage

Living Room

Kitchen

Bathroom

Gas Central Heating

Double Glazing

Council Tax Band C



Description

TAG Sales & Lettings are excited to offer this charming three-bedroom semi-detached family home located in the popular Newtown area—an opportunity for those looking to add their personal touch!

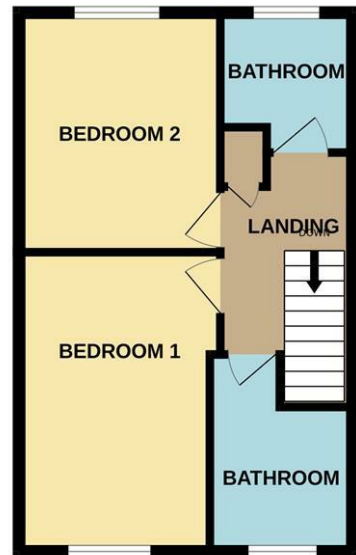
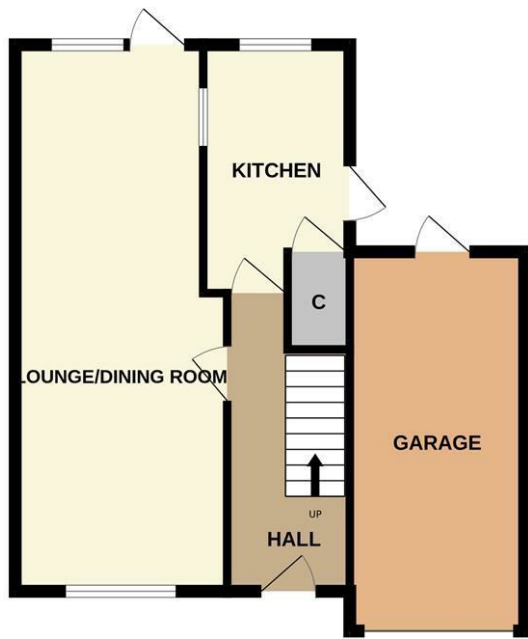
This property features an entrance hall leading into a living room and dining area with a bit of imagination, you can transform these spaces into your ideal living environment.

Upstairs, you'll find three bedrooms, including two doubles, and a family bathroom that invites renovation potential.

Additional features include double glazing and gas central heating. Off-road parking and a garage add convenience and rear garden.

This home is a fantastic project waiting for your vision. We highly recommend scheduling a viewing to explore the potential this property has to offer!

This property is offered with no onward chain.



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 / Dining Room

9'09 (max) x 25'01 (max) (2.97m (max) x 7.65m (max))

Kitchen

6'09 x 10'02 (2.06m x 3.10m)

Bedroom 1

8'09 x 13'09 (2.67m x 4.19m)

Bedroom 2

9'03 x 11'00 (2.82m x 3.35m)

Bedroom 3

6'08 x 6'08 (2.03m x 2.03m)

Bathroom

6'01 x 5'07 (1.85m x 1.70m)

Garage

8'00 x 17'02 (2.44m x 5.23m)



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

Email: 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.