



# tag



## SALES & LETTINGS



**Garden Lodge Church Walk, Tewkesbury, Gloucestershire GL20 7FG**  
**£1,500 Per Month**

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>79</b>
	<b>51</b>	
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		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>76</b>
	<b>45</b>	
England & Wales		
EU Directive 2002/91/EC		

## Situation

### PROPERTY SUMMARY

Semi Detached House  
 Downstairs Cloakroom  
 Lounge  
 Second Reception Room  
 Breakfast Kitchen  
 Three Bedrooms  
 Family Bathroom  
 Large Mature Gardens  
 Off Road Parking  
 Council Tax Band D





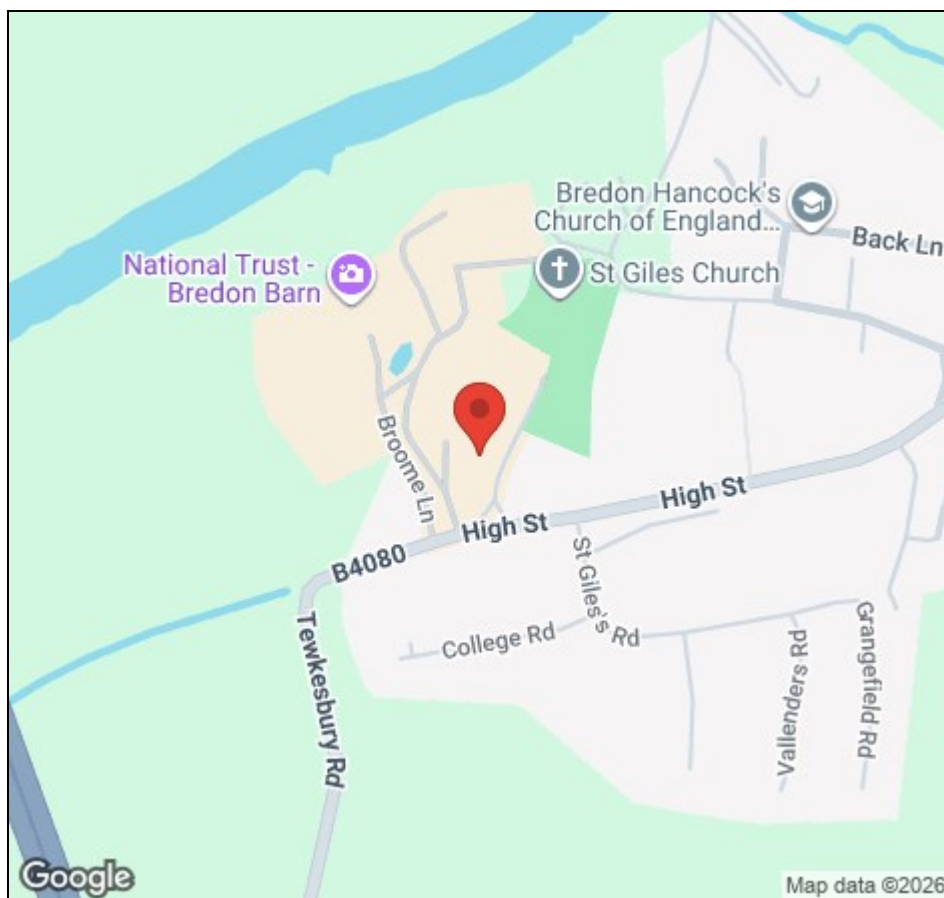
### Description

Situated on the edge of the village of Bredon, very close to the church is this **THREE** bedroomed semi detached house with a **LARGE MATURE GARDENS**,.

The property boasts a downstairs cloakroom, **FITTED KITCHEN BREAKFAST ROOM**, lounge plus an extra reception room. Upstairs are three bedrooms, two of which are doubles with fitted wardrobes, family bathroom.

The property benefits from gas central heating. Outside are mature gardens and off road parking.

**\*\* AVAILABLE EARLY MARCH \*\* \*\* PETS CONSIDERED \*\***



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.