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## SALES & LETTINGS

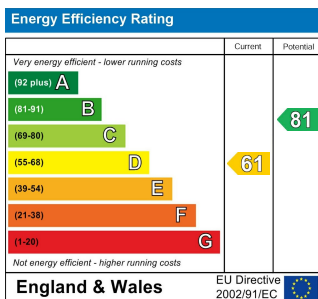


**63 Churchill Grove, Tewkesbury, GL20 8EN**  
**Asking Price £290,000**

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



## Situation

Churchill Grove 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, Tirlbrook 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
- Kitchen Breakfast Room
- Lounge
- THREE BEDROOMS
- Family bathroom
- Front & Rear Gardens
- En Bloc Garage
- Popular Location
- Walking Distance to Schools
- Council Tax Band C



## Description

**\*\*LOCATION, LOCATION, LOCATION!\*\***

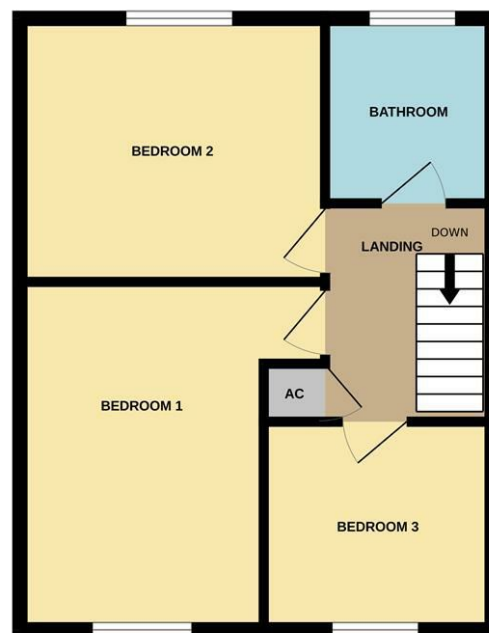
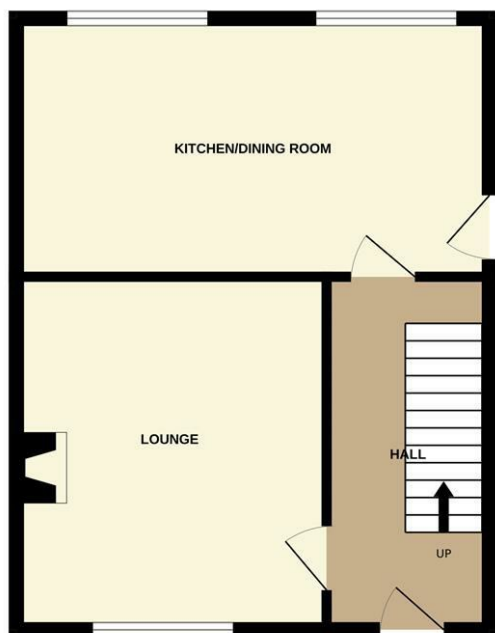
This beautiful three-bedroom semi-detached property is situated in an idyllic location within the popular Newtown estate, tucked away in a quiet cul-de-sac.

The home is within walking distance of local primary and secondary schools, as well as a convenience store. It features an entrance hall with stairs leading to the first floor. The living room includes a picture window that offers views of the front garden. Additionally, the well-fitted kitchen/dining room has a door that opens to the rear garden, which comes complete with a patio area and side access.

On the first floor, you'll find three bedrooms: two doubles and one single. The family bathroom is equipped with a bath, a shower over the bath, a low-level WC, and a wash hand basin.

Additional benefits of this property include double glazing and gas central heating. There is also an en-bloc garage located just across from the property, with parking available in front.

Please call our office today to schedule 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

13'06 x 11'11 (4.11m x 3.63m)

### Kitchen/Diner

18'03 x 9'11 (5.56m x 3.02m)

### Bedroom one

9'05 x 13'08 (2.87m x 4.17m)

### Bedroom two

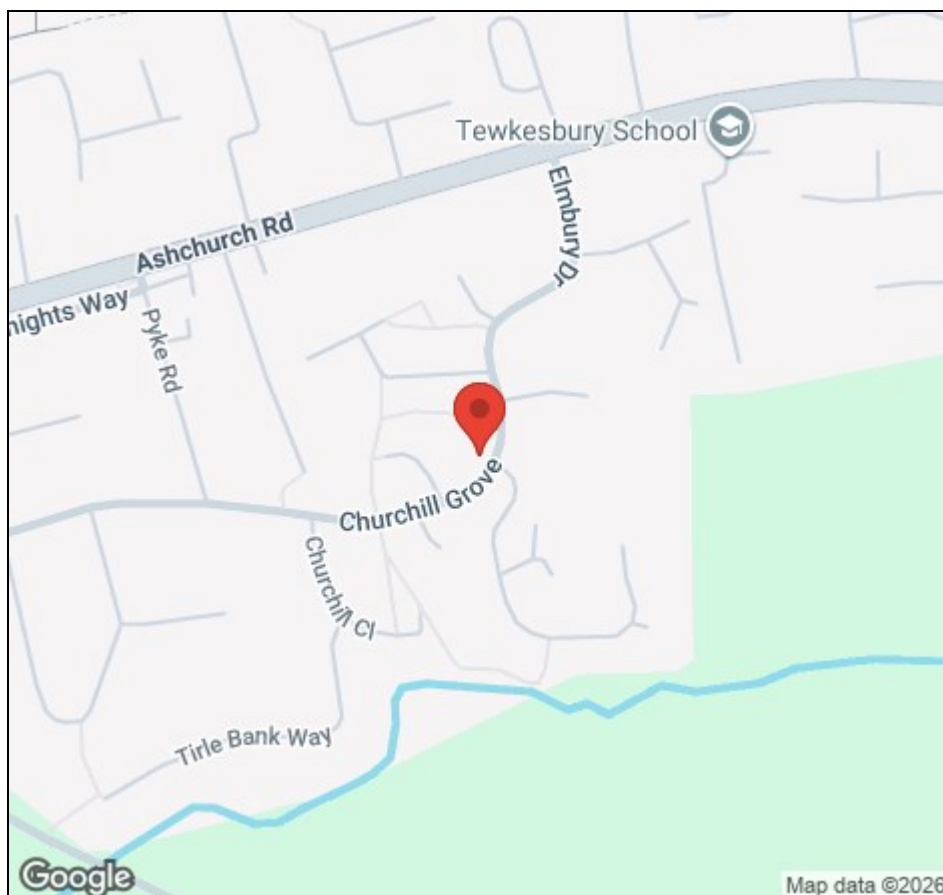
11'00 x 10'00 (3.35m x 3.05m)

### Bedroom three

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

### Bathroom

6'11 x 5'06 (2.11m x 1.68m)



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.