



# tag



SALES & LETTINGS



**Old Beams (Cottage With Two Front Doors) 57 Church Street,  
Tewkesbury, Gloucestershire GL20 5RZ  
Asking Price £175,000**

**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		
(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		
(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## PROPERTY SUMMARY

NO ONWARD CHAIN

Two Bedroom Town Cottage

Exposed Timber Beams

Entrance Hall/Dining Room

Kitchen

Lounge

Bathroom

Views To Tewkesbury Abbey

Gas Central Heating

Council Tax Band C

## Situation

Church Street is located 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.



## Description

TAG Sales & Lettings is excited to present this charming period Grade II listed cottage within the centre of Tewkesbury town, offering a fantastic opportunity for rental investors and first-time buyers alike, the property provides easy access to local shops, amenities, and transport links.

On entering the property, you are welcomed into an entrance hall that also serves as a dining area, along with a fitted kitchen/breakfast room.

On the first floor, you'll find a family bathroom and a cozy lounge complete with a fireplace. There are two separate staircases leading to the second floor, where you will discover two double bedrooms.

The property is enhanced by original timber beams throughout, adding to its unique character and charm. Additionally, the property boasts stunning views of Tewkesbury Abbey, offering a picturesque backdrop.

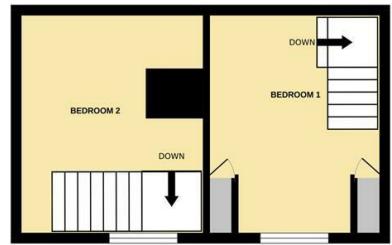
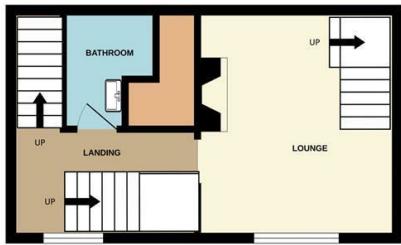
Don't miss out on this opportunity—book your viewing today!



GROUND FLOOR

1ST FLOOR

2ND 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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### Dining Room

12'11 (max) x 8'02 (3.94m (max) x 2.49m)

### Kitchen

8'03 x 12'00 (2.51m x 3.66m)

### Living Room

9'11 x 13'09 (3.02m x 4.19m)

### Bedroom 1

9'07 x 13'07 (2.92m x 4.14m)

### Bedroom 2

14'02 (max) x 7'03 (4.32m (max) x 2.21m)

### Bathroom

4'11 x 7'8 (1.50m x 2.34m)



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