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estate agents



DRAFT



15 Tretawn Gardens, Tewkesbury, Gloucestershire GL20 8EF
£379,000


Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661
Walton Cardiff: 4 Columbine Road, Walton Cardiff, Tewkesbury, GL20 7SP. Tel. 01684 295417 Fax. 01684 851780

www.tagestateagents.co.uk | info@ancientgrudge.co.uk



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Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		63	
(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		79 60
(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

Tretawn Gardens 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

Extended Detached House
 Lounge & Separate Dining Room
 Kitchen/Breakfast Room
 Playroom/Study
 Five Bedrooms
 Two Bathrooms & En Suite Shower Room
 Gas Central Heating
 UPVC Double Glazing
 Off Road Parking & Large Rear Garden
 NO ONWARD CHAIN



Description

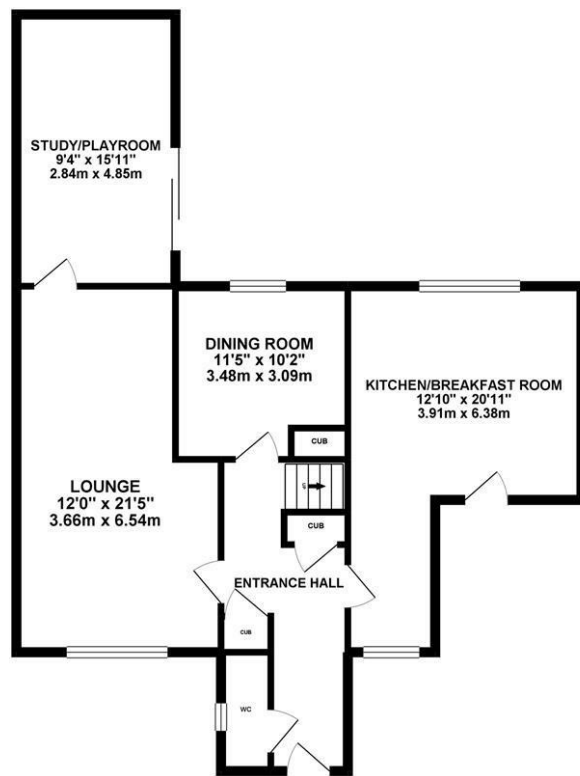
Offered for sale with NO ONWARD CHAIN this extended and beautifully presented detached family home is located on a corner plot in the residential area of Newtown.

Accommodation comprises entrance hall, downstairs cloakroom, lounge, study/playroom, dining room and kitchen/breakfast room with built in double tower oven and gas hob and door leading to side of the property.

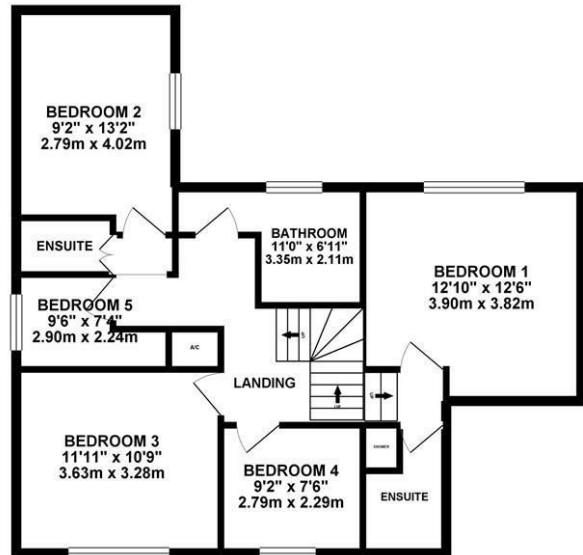
Upstairs the property is split level. Off to the right is the master bedroom and a bathroom with separate shower. To the left of the landing are the remaining four bedrooms and a family bathroom with bedroom two having the added benefit of an en suite shower room.

The property is further complemented by UPVC double glazing, gas central heating, off road parking for two cars and large rear garden.

GROUND FLOOR 834.29 sq. ft.
(77.51 sq. m.)



1ST FLOOR 736.86 sq. ft.
(68.46 sq. m.)



TOTAL FLOOR AREA : 1571.15 sq. ft. (145.96 sq. m.) approx.

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

21'5 max x 12'0 max (6.53m max x 3.66m max)

Dining Room

11'5 max x 10'2 max (3.48m max x 3.10m max)

Playroom/Study

15'11 x 9'4 (4.85m x 2.84m)

Kitchen/Breakfast Room

20'11 max x 12'10 max (6.38m max x 3.91m max)

Bedroom One

12'10 max x 12'7 max (3.91m max x 3.84m max)

Bathroom

7'9 x 4'11 (2.36m x 1.50m)

Bedroom Two

13'2 max x 12'2 max (4.01m max x 3.71m max)

En Suite

5'8 x 3'4 (1.73m x 1.02m)

Bedroom Three

11'11 x 10'9 (3.63m x 3.28m)

Bedroom Four

9'6 max x 7'4 max (2.90m max x 2.24m max)

Bedroom Five

11'0 max x 6'11 max (3.35m max x 2.11m max)

Bathroom

11'0 max x 6'11 max (3.35m max x 2.11m max)



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

Email: info@ancientgrudge.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, C Wilkinson & V Davis trading as tag estate agents