



tag



SALES & LETTINGS



15 Farm Close, Tewkesbury, GL20 8UB
Asking Price £205,000

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		78	83
(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

Northway is ideally located with good links to junction 9 of the M5 motorway and within walking distance of the railway station, local shops, pharmacy and primary schools. There is a regular bus route to Cheltenham (located 9 miles away) and to Tewkesbury as well as being within reach to the Cotswold Designer Outlet.

PROPERTY SUMMARY

- Terraced House
- Kitchen
- Lounge Dining Room
- Two Double Bedrooms
- Shower Room
- Gas Central Heating
- UPVC Double Glazing
- Enclosed Rear Garden
- Driveway
- Council Tax Band B

The historic market town of Tewkesbury is located 2.5 miles away and boasts a variety of shops, cafes and restaurants. It further benefits from a leisure centre, theatre and library.



Description

Located in the cul-de-sac of Farm Close in Northway, Tewkesbury, this delightful terraced house offers a perfect blend of comfort and convenience.

The heart of the house is the spacious lounge, dining room, which boasts sliding doors that lead directly to the garden, creating a seamless connection between indoor and outdoor living. This space is ideal for both relaxation and entertaining, allowing natural light to flood in and enhance the atmosphere.

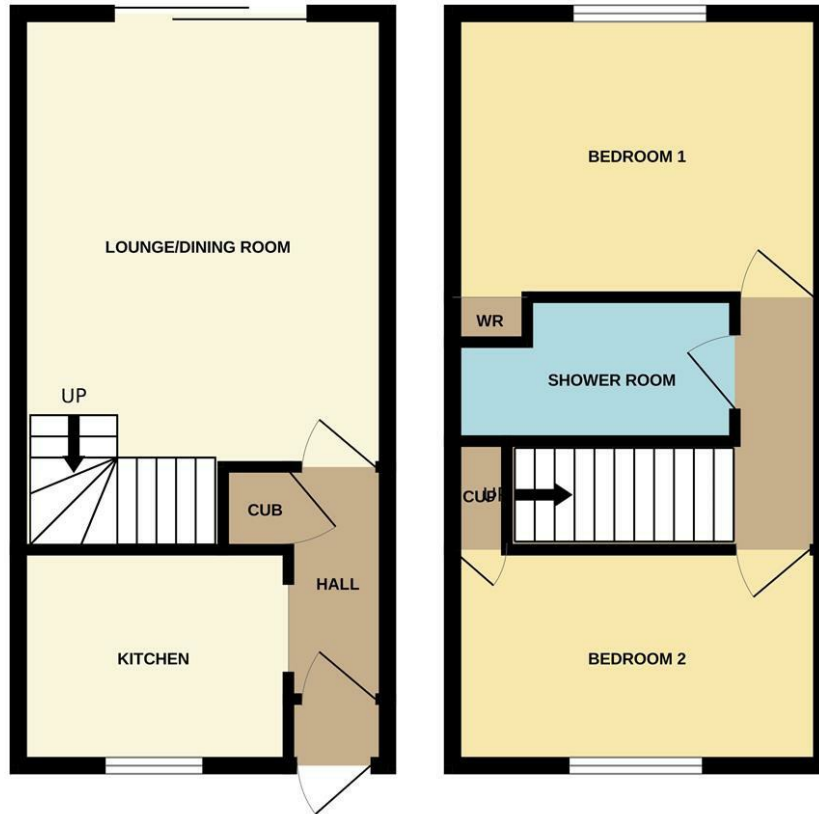
The kitchen is equipped with essential appliances, making it a practical area for culinary pursuits. The two generously sized double bedrooms provide ample space, ensuring a comfortable retreat at the end of the day. The property also includes a modern shower room, designed for both functionality and style. As well as a good-sized driveway offering ample off-road parking.

The current owner has recently installed new double glazing and a boiler, making this an ideal first time purchase.

Call our office today to secure your viewing of this amazing home.

GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.

1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 641 sq.ft. (59.6 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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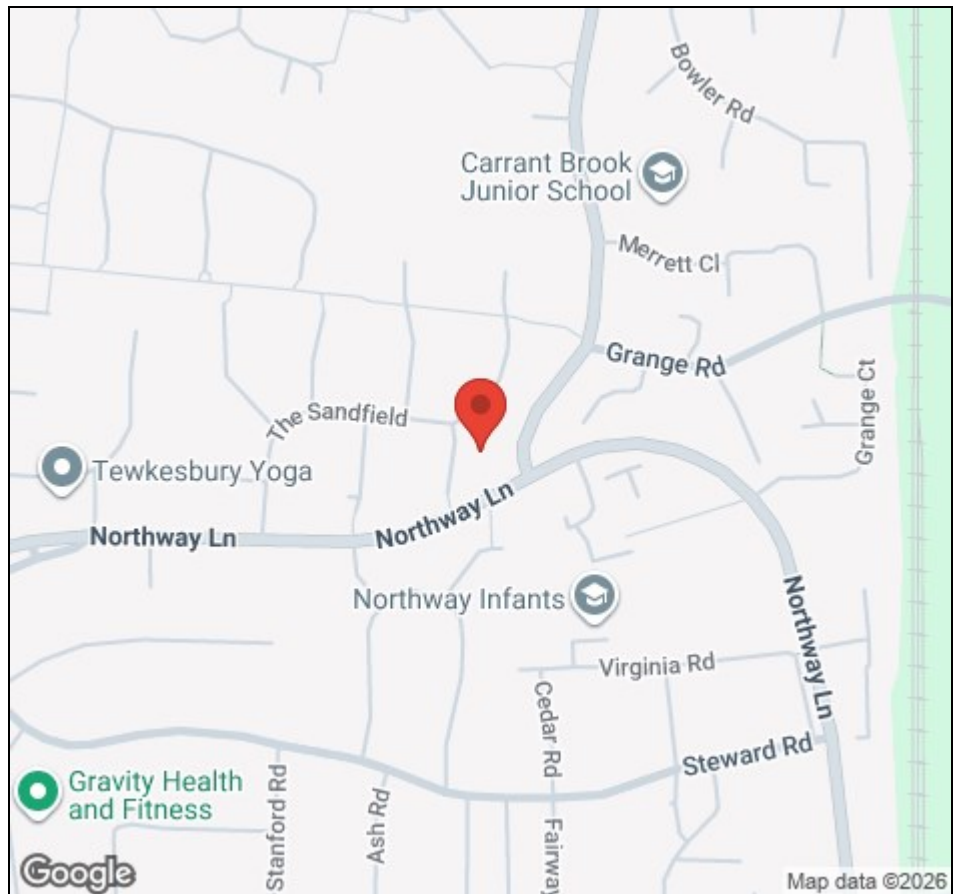
Lounge Dining Room
12'8 x 18'1 (3.86m x 5.51m)

Kitchen
9'3 x 7'4 (2.82m x 2.24m)

Bedroom 1
12'8 x 9'8 (3.86m x 2.95m)

Bedroom 2
12'7 x 7'6 (3.84m x 2.29m)

Shower Room
9'8 x 4'11 (2.95m x 1.50m)



Viewing strictly by appointment via TAG Sales & Lettings – 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.