



tag



SALES & LETTINGS



16 Fitzhamon Park, Tewkesbury, GL20 8JL
Asking Price £195,000

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	85	89
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

Ashchurch is just on the outskirts of Tewkesbury and within close proximity to the local train station and with good links to junction 9 of the M5 motorway for commuting. Ashchurch has a local primary school, village hall and St Nicholas Church.

Tewkesbury's historic market town is located only three miles away which boasts a variety of shops, cafes and restaurants. It further benefits from a leisure centre, theatre and library.

PROPERTY SUMMARY

Two Bedrooms
 Solar Panels - Owned
 Close to the M5
 Low Maintenance Garden
 Off Road Parking
 Gas Central Heating
 Ideal for First Time Buyers or Investors
 Council Tax B



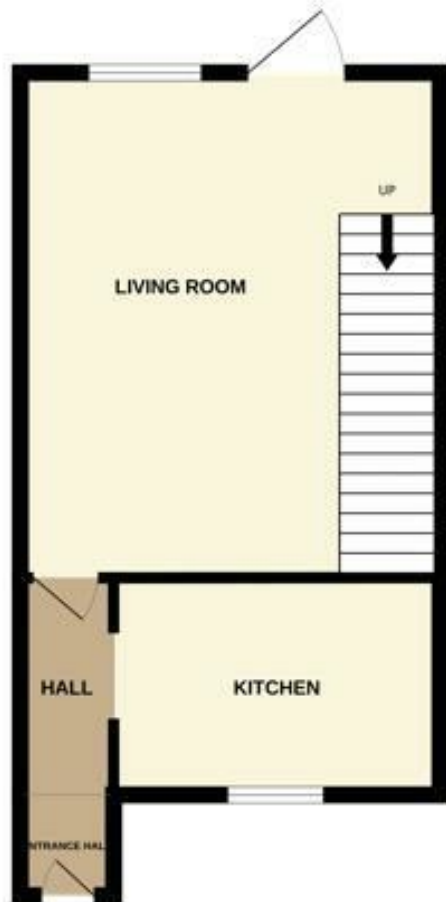
Description

Nestled in the area of Fitzhamon Park, Ashchurch, Tewkesbury, this delightful Two bedroom terraced house presents an excellent opportunity for first-time buyers and savvy investors alike. The property boasts a convenient location, with easy access to the M5 motorway, making commuting a breeze. Additionally, the new designer outlet centre is just a stone's throw away, offering a variety of shopping and dining options.

The house features a low maintenance rear garden, perfect for those who prefer to spend their time enjoying their home rather than tending to extensive outdoor spaces. This aspect is particularly appealing for busy professionals or families looking for a manageable outdoor area to relax in.

Furthermore, the property includes parking for two cars, a valuable asset in today's market, ensuring that you and your guests will always have a place to park.

Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this residence is well worth your consideration.



Kitchen

7'10 x 7'10 (2.39m x 2.39m)

Living Room

16'9 x 11'7 (5.11m x 3.53m)

Bedroom One

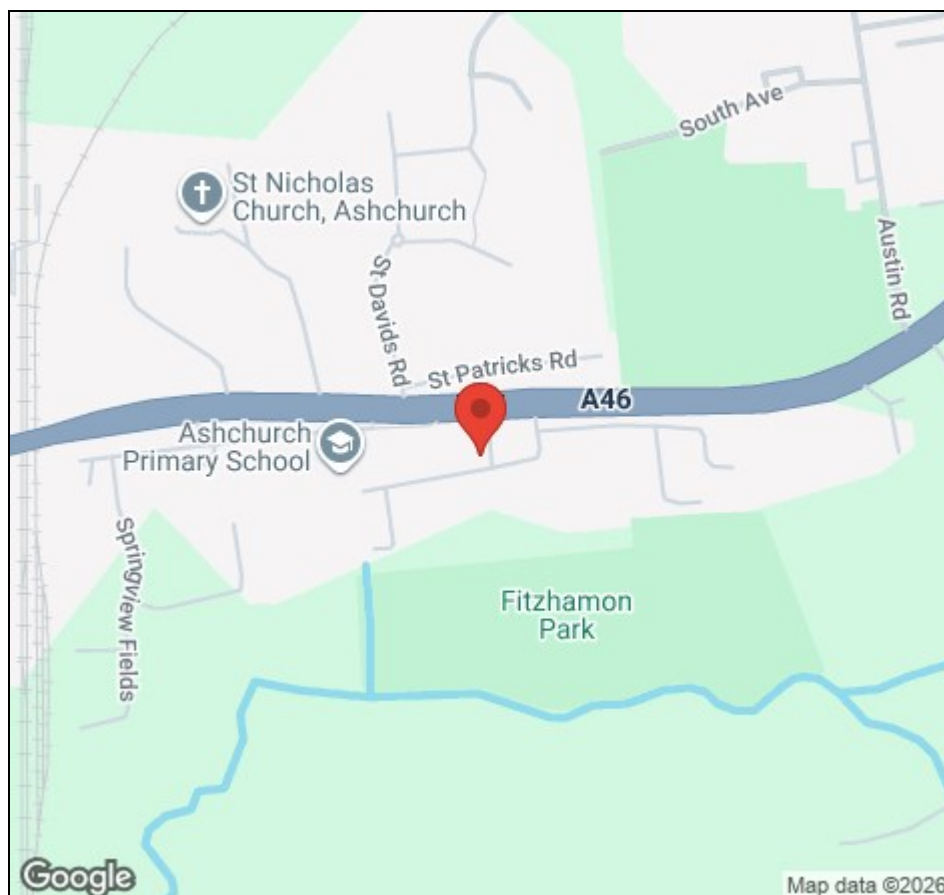
12'10 x 8'4 (3.91m x 2.54m)

Bedroom Two

11'10 x 6'6 (3.61m x 1.98m)

Bathroom

8'7" x 4'11" (2.62m x 1.51m)



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.