



tag



SALES & LETTINGS



28 Tirlebank Way, Tewkesbury, GL20 8ES
Asking Price £400,000

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TAG Residential Lettings Limited. Registered in England No. 05783882
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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		
		85
	70	
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

Tirlebank Way 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, Tirlebrook 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

Semi Detached House
 Lounge / Dining Room
 Kitchen / Breakfast Room
 Four Bedrooms
 Family Bathroom
 Electric Car Charging Point
 Garden
 Off Road Parking for multiple Cars
 Gas Central Heating
 Council Tax Band C



Description

TAG Estate Agents proudly present this charming four-bedroom semi-detached family home nestled in the popular Newtown area.

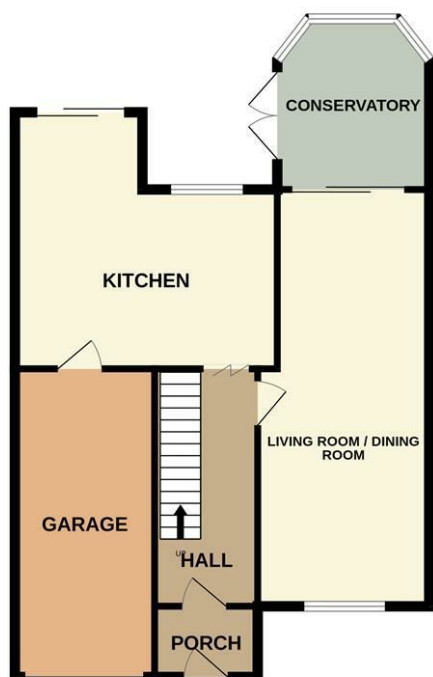
This newly decorated property features an inviting entrance hall leading to the spacious living room and dining area, a sunlit conservatory with a view of the lush rear garden, and an L-shaped fitted kitchen and breakfast room with access to an integral converted garage.

Upstairs, you will find four beautifully presented bedrooms, three of which are spacious doubles, along with a separate family bathroom.

This home comes with solar panels, UPVC double glazing, gas central heating, off-road parking for multiple cars, and an electric car charging point.

The private rear garden, accessible from the conservatory and kitchen/breakfast room, is mainly laid to lawn with a path leading from the decked seating area.

We highly recommend viewing this delightful family home.



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 / Dining Room

9'09 (max) x 25'00 (2.97m (max) x 7.62m)

Kitchen / Breakfast Room

14'11 (max) narrowing to 7'03 x 14'07 (max) narrow (4.55m (max) narrowing to 2.21m x 4.45m (max) narrow)

Garage

17'06 x 7'11 (5.33m x 2.41m)

Bedroom One

8'10 x 13'09 (2.69m x 4.19m)

Bedroom Two

9'04 x 10'11 (2.84m x 3.33m)

Bedroom Three

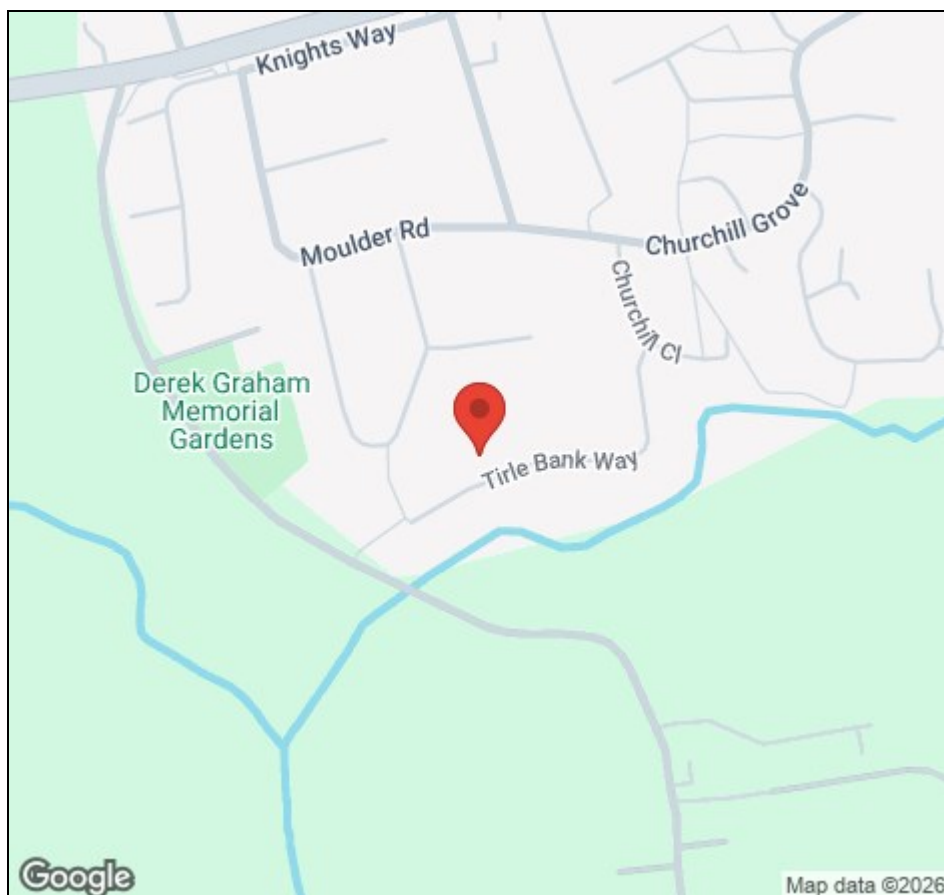
14'03 x 7'03 (4.34m x 2.21m)

Bedroom Four

6'07 x 6'07 (2.01m x 2.01m)

Bathroom

6'07 x 6'06 (2.01m x 1.98m)



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.