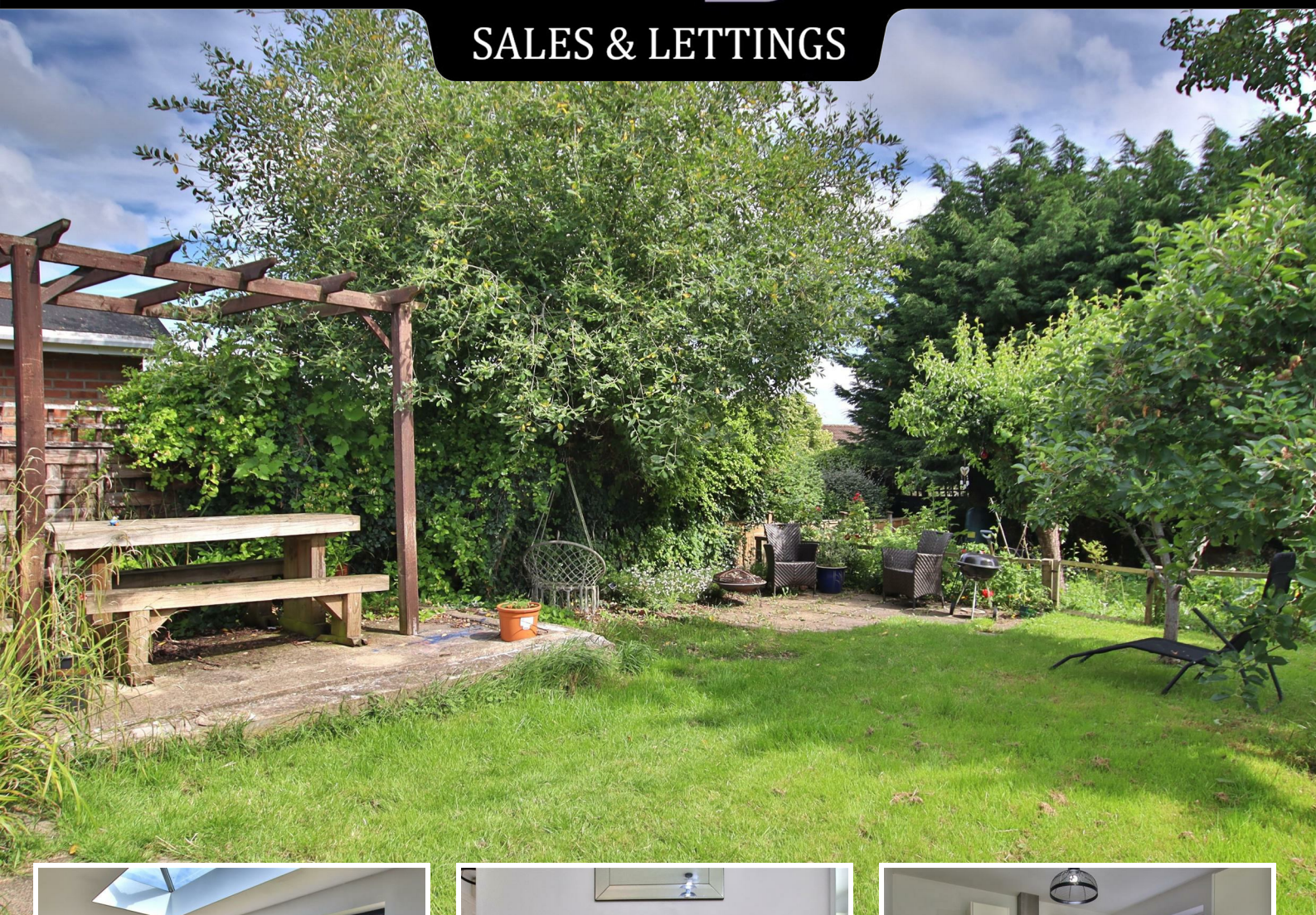




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SALES & LETTINGS



17 Paxhill Lane, Tewkesbury, Gloucestershire GL20 6DU
Asking Price £335,000

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	59	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	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	43	46
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Situation

Twynning is a thriving village which benefits from many local amenities, including a choice of two public houses, a delightful village store offering an extensive range of everyday essentials, Ofsted rated 'Good' primary school, village hall, tennis club, park and riding school. The village has easy access to the main A38 also the M50 motorway which gives links to the M5.

Twynning is located only three miles away from the historic market town of Tewkesbury, which benefits from a library, theatre, leisure centre and a variety of shops and restaurants.

PROPERTY SUMMARY

Extended Semi Detached Bungalow
Lounge
Open Plan Living Space
Refitted Kitchen
Three Bedrooms
Refitted Bathroom
Large Southerly Facing Garden
Driveway
UPVC Double Glazing
Council Tac Band C



Description

TAG Sales and Lettings are excited to present to the market this three bedroom extended bungalow, located within the sought after village of Twynning, within walking distance to all the amenities and the village primary school (ofsted rated good).

This lovely family home briefly comprises, an entrance hall, refitted bathroom, lounge opening into a large open-plan family/dining room, with bi-fold doors opening onto the garden, from the family room, an opening leads into a refitted kitchen with integrated oven and hob.

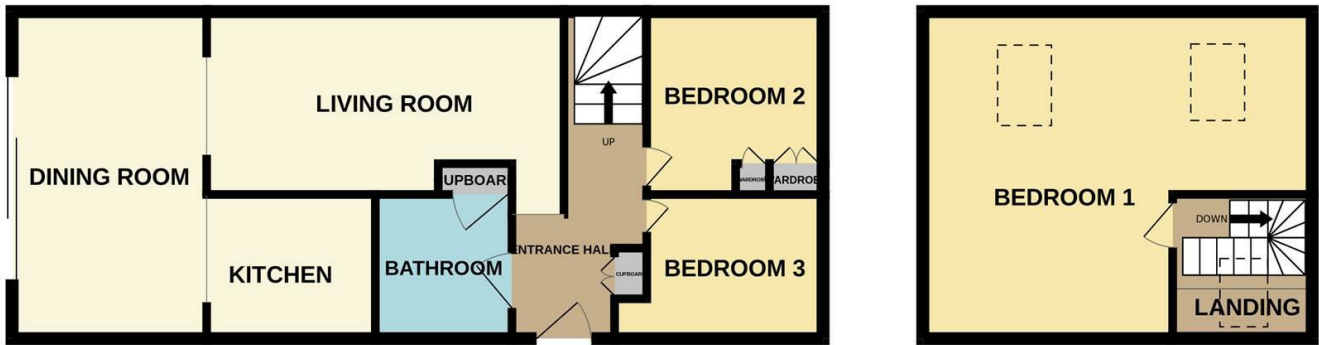
Bedrooms two and three are located on the ground floor, with the principal suite occupying the whole of the second floor.

The property further benefits from a driveway, with space for two cars, a pedestrian gated access leads from here into a lovely-sized private south-facing rear garden, with a seated patio area, ornamental trees and borders.

The property is further complemented by UPVC double glazing and electric storage heaters.

Call our office today and make your appointment to view this lovely home in one of Tewkesbury's most regarded villages.

GROUND 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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Kitchen

8'11 x 8'10 (2.72m x 2.69m)

Open Plan Living Area

20' x 26'7 (6.10m x 8.10m)

Bedroom 1

13'11 x 11'10 (4.24m x 3.61m)

Bedroom 2

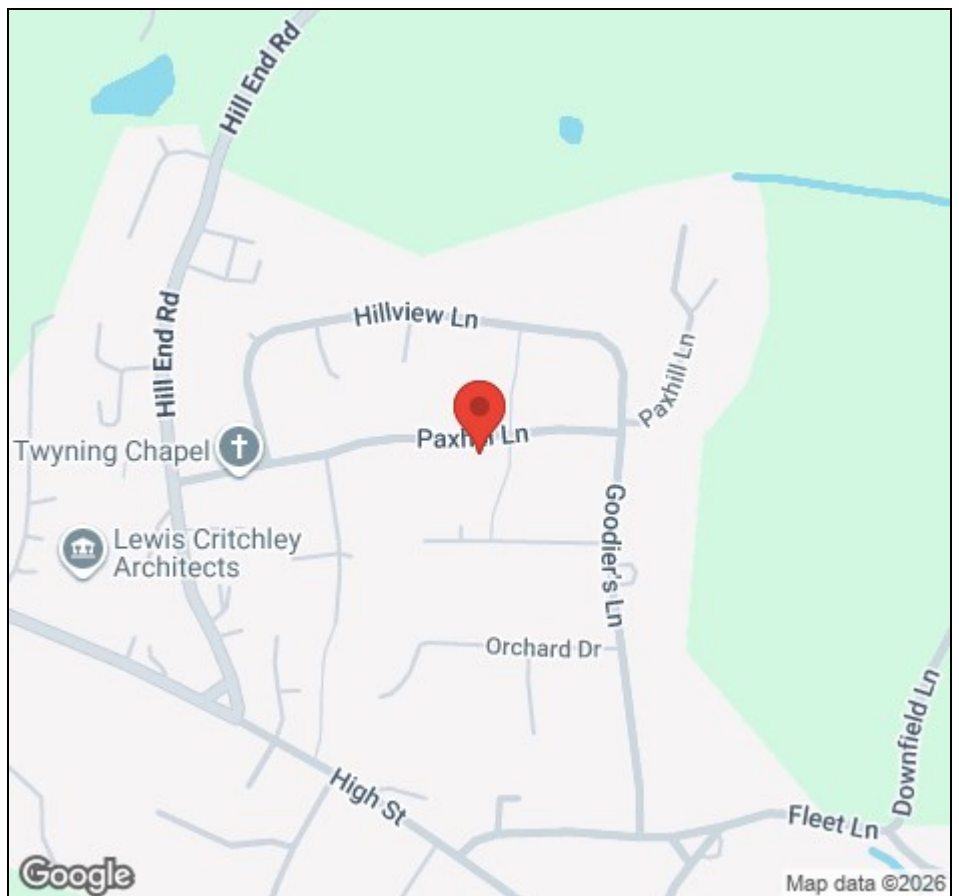
10'10 x 9'3 (3.30m x 2.82m)

Bedroom 3

9'3 x 8'10 (2.82m x 2.69m)

Bathroom

7'3 x 5'5 (2.21m x 1.65m)



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.