



tag



SALES & LETTINGS



Saddlers Cottage Trinity Street, Tewkesbury, Gloucestershire GL20 5LH
Asking Price £130,000

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		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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	23	27
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Situation

Saddlers Cottage is situated in the heart of the historic market town of Tewkesbury and is centrally located between Cheltenham, Evesham and Worcester close to the M5 motorway.

In addition to a wide range of shops, the town centre has many stunning Tudor buildings and a wealth of leisure, health, educational and arts facilities, including schools (pre-school, primary and secondary), theatre, hospital, swimming pool, library and supermarkets, whilst its close proximity to the motorway and railway station provide easy access to the rest of the country.

PROPERTY SUMMARY

Two Bedrooms
 Open Plan Living Room/Kitchen
 Great investment opportunity
 Shower Room
 Electric Storage Heaters
 Town Centre Location
 Council Tax B
 Grade II Listed Cottage



Description

TAG Sales & Lettings are pleased to be bringing to the market this Grade II town cottage in the centre of Tewkesbury. The property is offered with no onward chain.

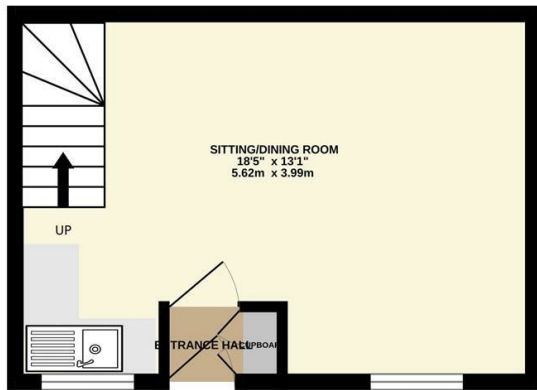
On entering the property, a small entrance hall greets you with storage cupboard for coats and shoes etc. A door leads from here into the living / dining room, with window to the front. The kitchen is located to the left, as you walk into this room, with space for washing machine and an integrated oven and hob, with window looking out towards the front.

To the first floor are two bedrooms, both with windows to the front, a shower room further completes this floor.

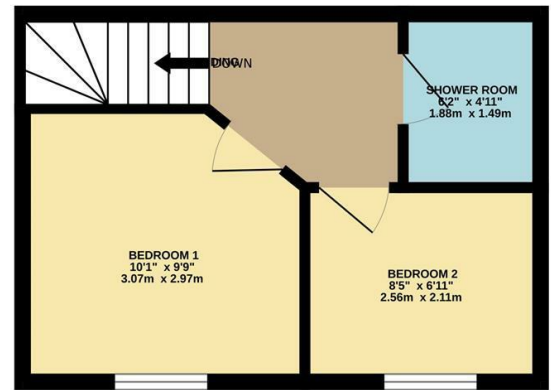
This is a great property, located in the centre of town and ready for someone to take over and make their home.

Please call our office today to book your appointment to view.

GROUND FLOOR



1ST 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.
Made with Metropix ©2023

Open plan Kitchen/ Living Room

18'5 x 13'1 (5.61m x 3.99m)

Bedroom One

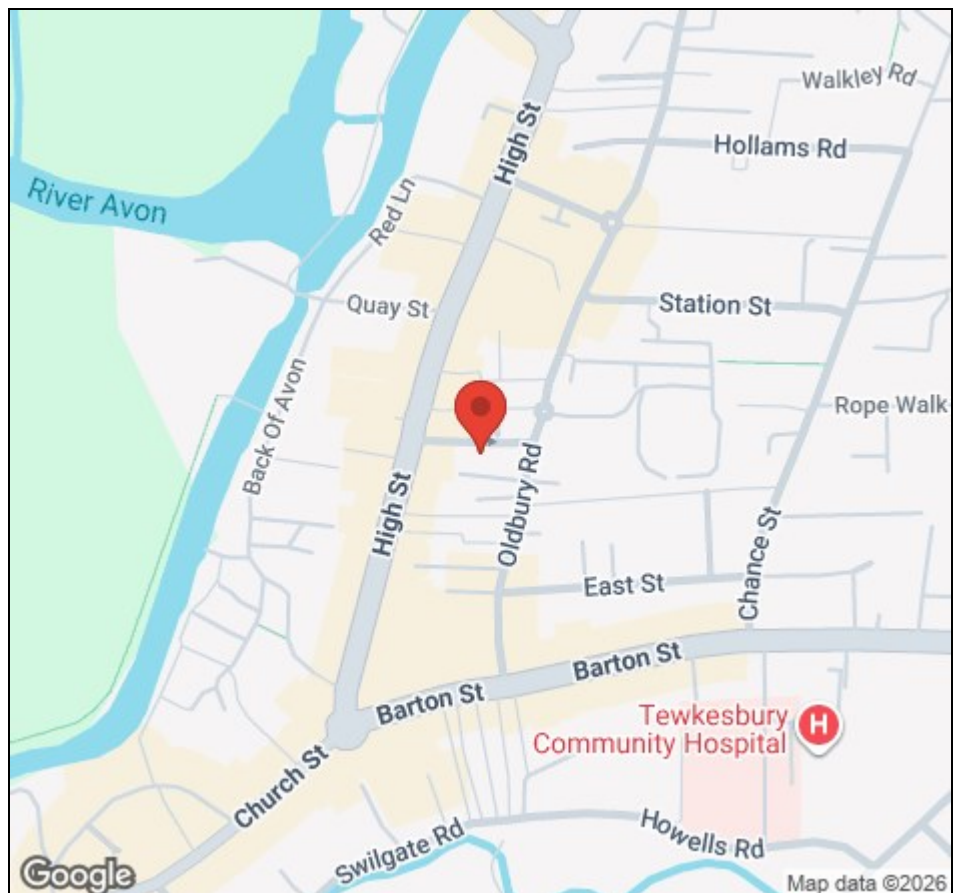
10'1 x 9'9 (3.07m x 2.97m)

Bedroom Two

8'5 x 6'11 (2.57m x 2.11m)

Shower Room

6'2 x 4'11 (1.88m 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.