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SALES & LETTINGS



14 Lee Road, Tewkesbury, Gloucestershire GL20 8QE
Asking Price £292,000

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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	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		
(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

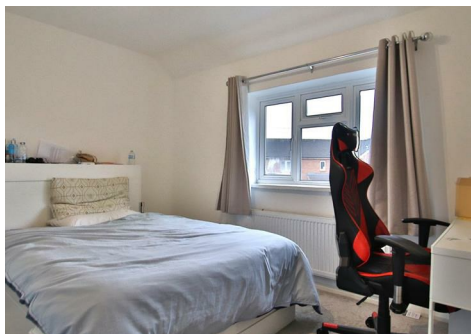
Situation

Northway is ideally located with good links to junction 9 of the M5 motorway within walking distance of the railway station, local shops, pharmacy and primary schools. It is on a regular bus route to Cheltenham (located 9 miles away) and to Tewkesbury.

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

PROPERTY SUMMARY

- Four Bedrooms
- Kitchen
- Living Room
- Downstairs Shower Room
- Family Shower Room
- Garden
- Off Road Parking
- Double Glazing
- Gas Central Heating
- Council Tax Band B



Description

Located in the residential area of Northway, this property is situated within easy walking distance of primary schools and local amenities.

This four/five-bedroom mid-terraced home welcomes you through the entrance hall which has a door leading into the front-to-back living room, featuring double doors that lead to the rear garden. The separate dining room which is currently being utilized as a fifth bedroom. The well-equipped kitchen connects seamlessly to a downstairs shower room and the fourth bedroom.

Upstairs, you'll find a family shower room and three additional bedrooms, with the master bedroom benefiting from an alcove area.

Additional features include UPVC double glazing, gas central heating, a large enclosed rear garden and off-road parking. Not to be missed!!



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

12'04 x 12'10 (3.76m x 3.91m)

Dining Room/Bedroom 5

11'09 x 8'05 (3.58m x 2.57m)

Kitchen

11'10 x 7'11 (3.61m x 2.41m)

Downstairs Shower Room

4'06 x 4'04 (1.37m x 1.32m)

Downstairs Bedroom 4

7'06 x 12'00 (2.29m x 3.66m)

Bedroom 1

12'04 x 9'02 (3.76m x 2.79m)

Bedroom 2

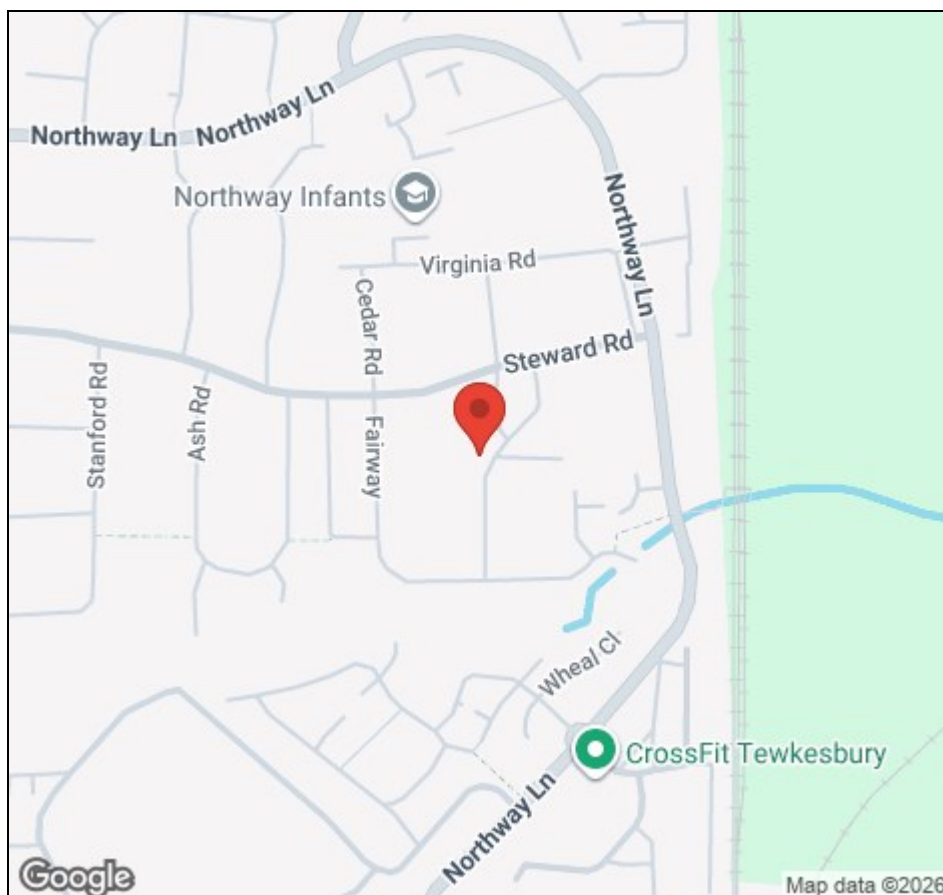
11'11 x 8'06 (3.63m x 2.59m)

Bedroom 3

9'04 x 7'05 (2.84m x 2.26m)

Shower Room

8'09 x 7'11 (2.67m x 2.41m)



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.