



# tag

estate agents



## The Paddock Ferry Lane, Tewkesbury, Worcestershire GL20 6ER £825 Per Month

**Tewkesbury:** The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661  
**Walton Cardiff:** 4 Columbine Road, Walton Cardiff, Tewkesbury, GL20 7SP. Tel. 01684 295417 Fax. 01684 851780

[www.tagestateagents.co.uk](http://www.tagestateagents.co.uk) | [info@ancientgrudge.co.uk](mailto:info@ancientgrudge.co.uk)



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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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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## Situation

### PROPERTY SUMMARY

- Detached Annexe
- Rural Location
- Two Bedrooms
- Fitted Kitchen
- Lounge/Dining Room
- Log Burner
- En Suite and Family Bathroom
- Double Glazing and Central Heating
- Rear Garden
- Off Road Parking



### **Description**

Situated in the rural hamlet of Uckinghall, providing access to the A38, M5 and M50 motorways is this TWO BEDROOM DETACHED ANNEXE.

This charming property has a welcoming entrance hall with stairs to the first floor, downstairs cloakroom, fitted kitchen with appliances and a well proportioned sitting/dining room with a log burner and french doors to the REAR GARDEN.

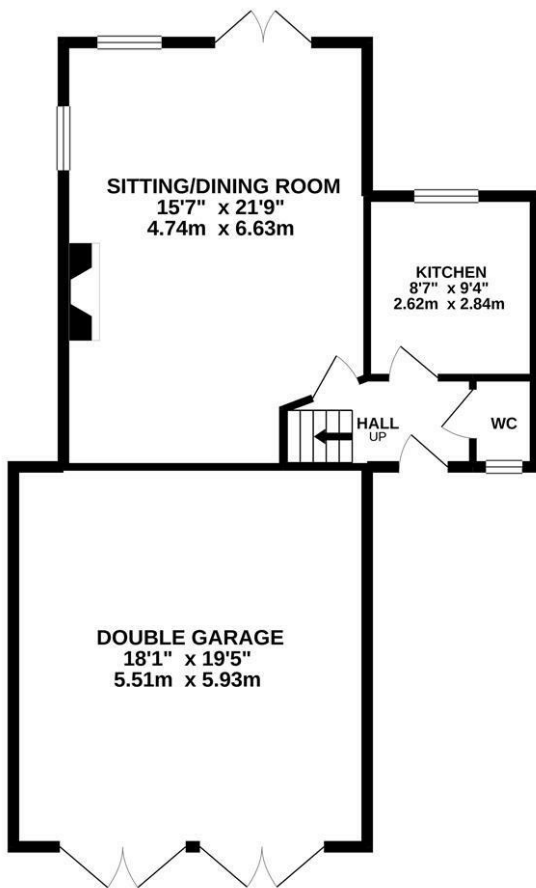
Upstairs are two good sized bedrooms with an en suite bathroom and separate shower room. There is ample storage both in the main bedroom and on the landing. The landing is of a good size and could possibly used as a study area.

The property is double glazed and centrally heated.

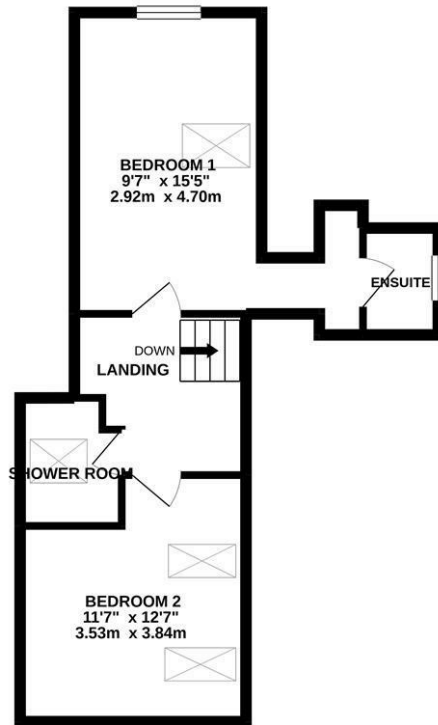
There is a good sized garden overlooking farmland and off road parking.

Available Immediately.

GROUND FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 1225 sq.ft. (113.8 sq.m.) approx.

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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Email: [info@ancientgrudge.co.uk](mailto:info@ancientgrudge.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, C Wilkinson & V Davis trading as tag estate agents