



MICHAEL TUCK
ESTATE & LETTING AGENTS



 **31 Oldfield, Tewkesbury**

Tewkesbury

£125,000

31 Oldfield

Tewkesbury

With OPEN VIEWS over Tewkesbury Nature Reserve we bring to the market a FIRST Floor DOUBLE Bedroom Apartment with a Private REAR GARDEN and available with NO ONWARD CHAIN

Accommodation comprises of Entrance Hall, Lounge, Kitchen, Double Bedroom and Bathroom

Although in need of MODERNISATION throughout, the property would represent an ideal INVESTOR opportunity with an anticipated rental of £800pcm

Call 01684 642 642 To View!

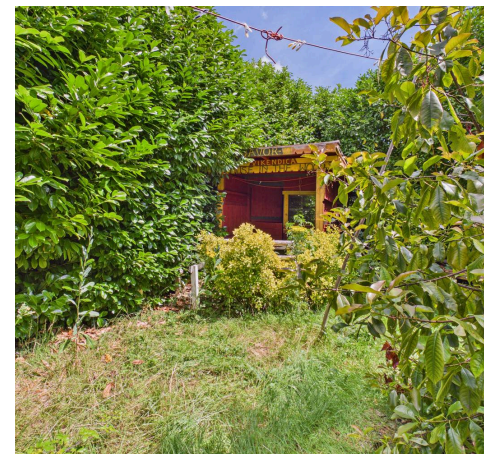
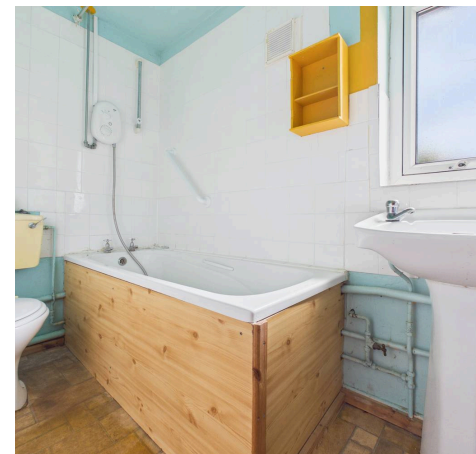
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- First Floor Apartment
- Double Bedroom
- Lounge and Kitchen
- In Need of Modernisation
- Private Rear Garden
- Energy Rating TBC
- Ideal Investor Opportunity
- Overlooking Tewkesbury Nature Reserve



Entrance Hall

Lounge

13' 3" x 12' 10" (4.04m x 3.90m)

Kitchen

9' 5" x 5' 3" (2.87m x 1.59m)

Double Bedroom

13' 3" x 9' 3" (4.05m x 2.81m)

Bathroom

8' 6" x 4' 9" (2.58m x 1.45m)

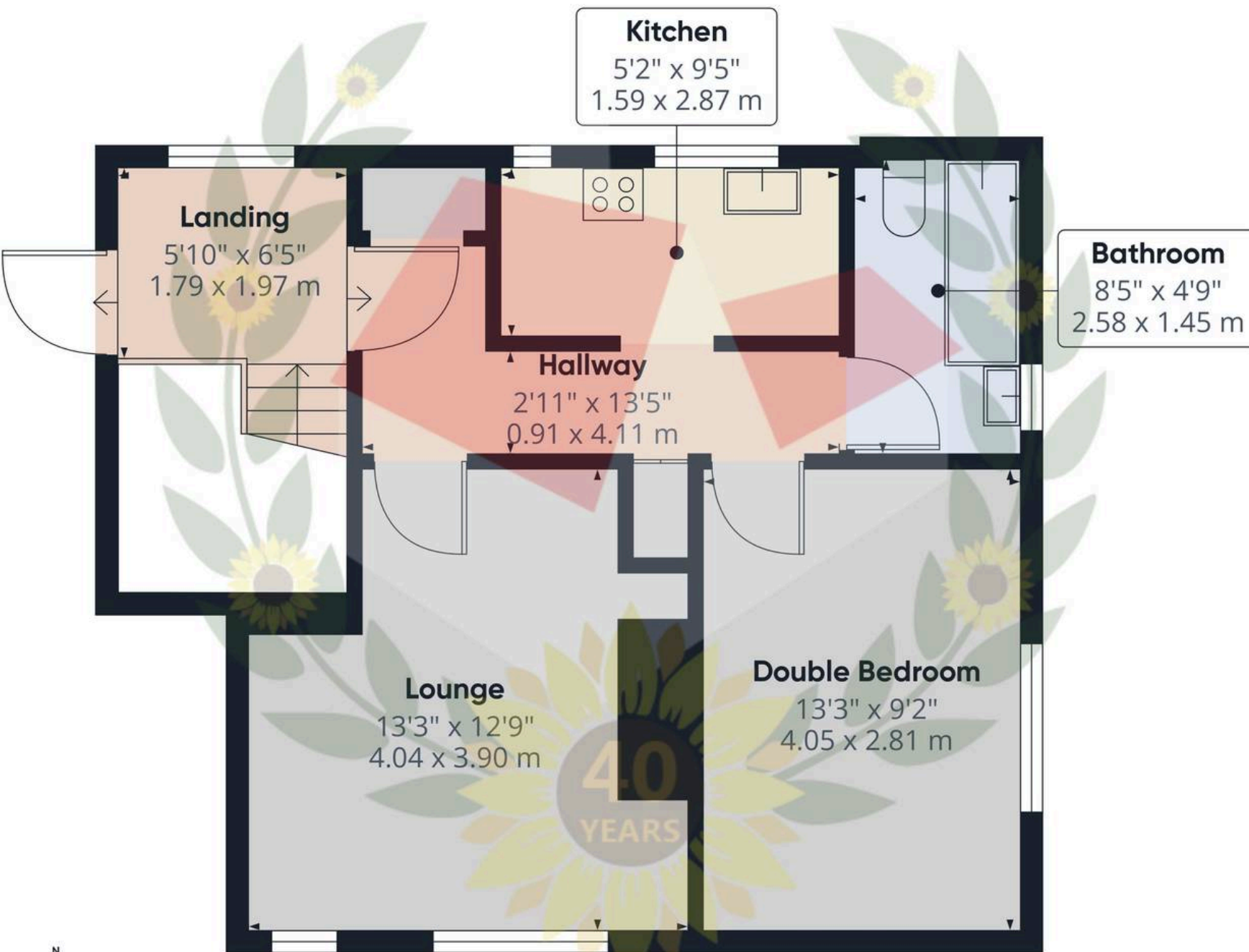
Tenure

Leasehold 125 Years from 2nd November 1987

Service Charge Estimate for period 1/4/2024 to 31/03/25 -
£498.03

(Annual Surplus amount to be applied from 1st April 2026
is minus £128.16)





Approximate total area⁽¹⁾

453 ft²
41.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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