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SALES & LETTINGS



**1 Gainsborough Walk Walton Cardiff, Tewkesbury, Gloucestershire
GL20 7DZ
Asking Price £289,950**

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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	78	80
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	80	82
EU Directive 2002/91/EC		

Situation

Walton Cardiff is on a regular bus route to Cheltenham (9 miles away) and to the historic market town of Tewkesbury, (2 miles) which has many stunning Tudor buildings as well as a wealth of leisure, health, educational and arts facilities, whilst its close proximity to the motorway and railway station provides easy access to the rest of the country.

PROPERTY SUMMARY

Three Storey Town House
 Fabulous Location
 FIVE Bedrooms
 Open Plan Living and Kitchen Area
 Ensuite
 Newly Decorated
 UPVC Double Glazing
 Garage
 Off Road Parking



Description

***** NO ONWARD CHAIN ***** A unique 5 bedroom mid town house ideally located in the heart of Walton Cardiff, green to the front, open to the rear, local facilities (shops, take aways, community centre, public house) and bus routes, 30 minute walk into Tewkesbury town centre, 10 minute walk to nature reserve, 5 minute walk to play areas, 5 aside football, amenity areas.

FOUR double bedrooms + a single bedroom, en suite to master, open plan downstairs with WC, garage and off road parking.

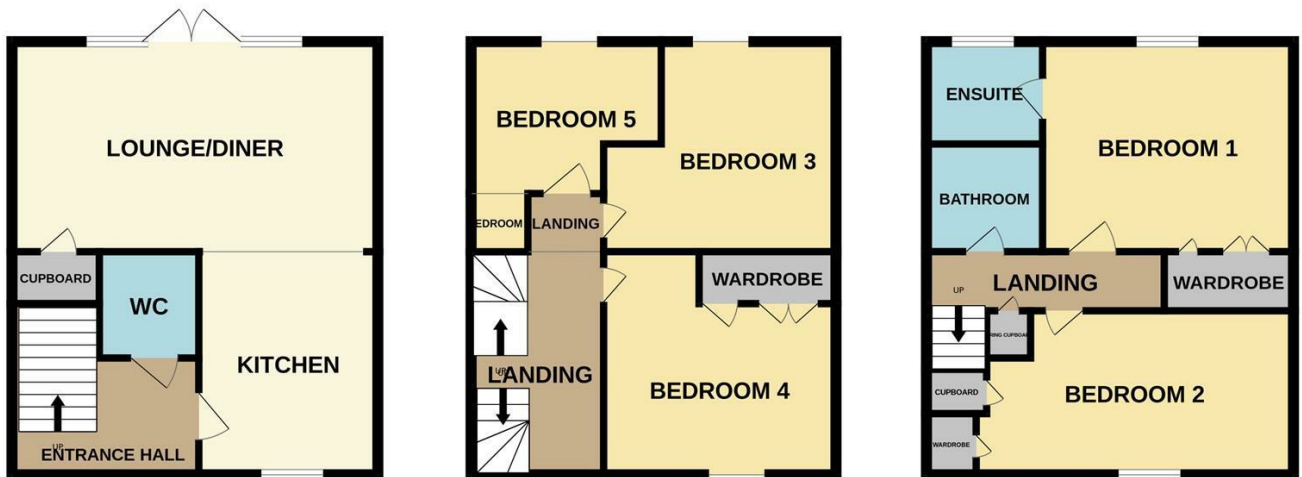
Ideal selection for larger or blended families rarely available at this price.

The property is further complemented by UPVC double glazing, gas central heating, a garage and off road parking.

Don't miss the chance to make this lovely property your new home.

Please note that the owner of this property is an employee of TAG Sales & Lettings

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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Open plan kitchen/ living

25'9" x 14'9" max (7.85 x 4.52 max)

Bedroom 1

13'1" x 8'11" (4.01 x 2.74)

Bedroom 2

12'8" max x 10'2" max (3.86 max x 3.10 max)

Bedroom 3

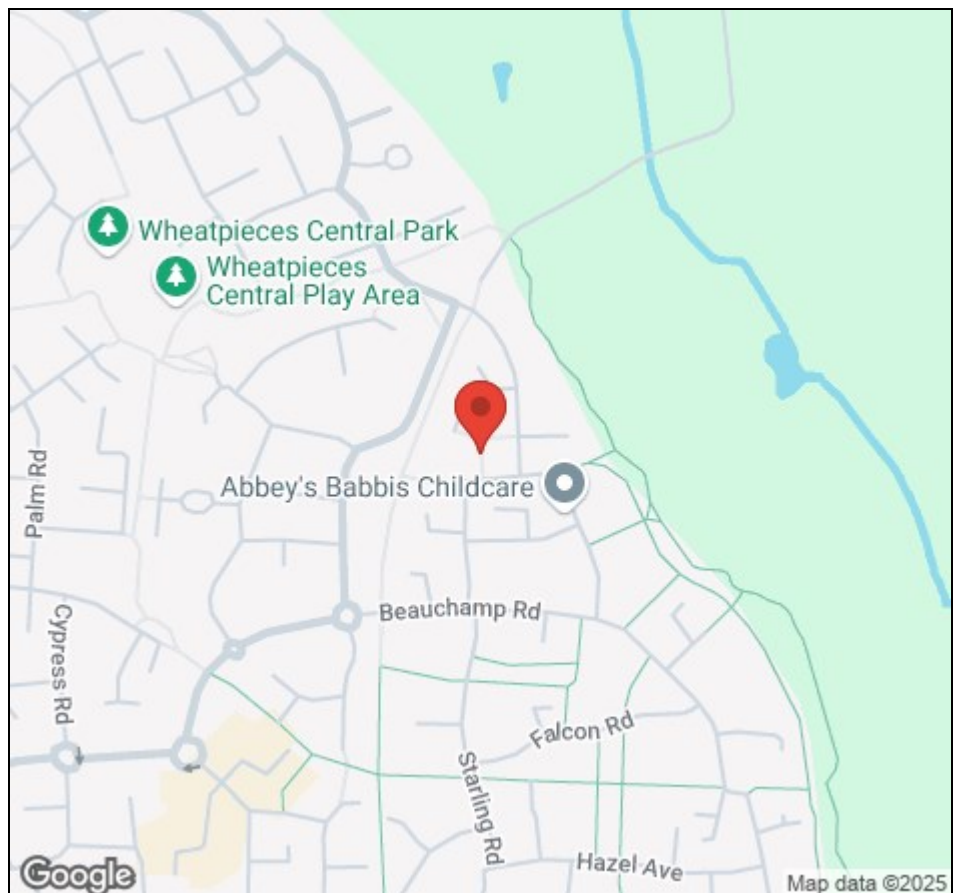
10'2" x 8'9" (3.12 x 2.69)

Bedroom 4

12'6 x 8'9 (3.81m x 2.67m)

Bedroom 5

12'6 x 5'9 x 2'10 smallest area
(3.81m x 1.75m x 0.86m smallest area)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: info@tagestateagents.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.