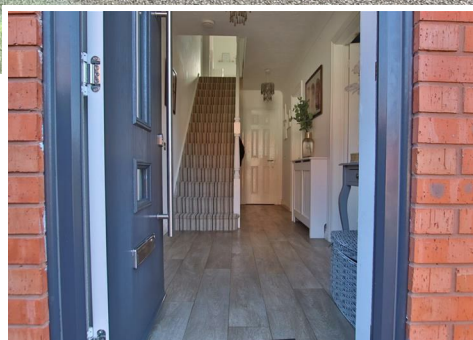




tag



SALES & LETTINGS



2 Woodrush Road, Tewkesbury, GL20 7SF
Offers Over £425,000

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		
(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	74	77
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		

Situation

Woodrush Road is located on the development of Walton Cardiff. It fronts onto open fields and is within easy walking distance of parks, local shops, takeaway and a public house. It is also within walking distance of John Moore Primary School Ofsted rate 'Good' and the community centre which holds various activities on a regular basis.

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

Detached House
 Lounge With Log Burner
 Study
 Kitchen/Dining/Family Room & Utility Room
 Four Bedrooms
 En Suite Shower Room
 Family Bathroom
 Double Glazing & Gas Central Heating
 Garage
 Council Tax Band E



Description

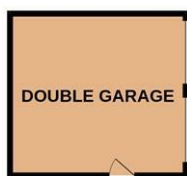
TAG Sales & Lettings are pleased to offer this FOUR BEDROOM detached family home, situated in the residential area of Walton Cardiff. This property is offered For Sale with NO ONWARD CHAIN

The accommodation briefly comprises of an entrance hall with access to the downstairs shower room, a light and spacious living room, which features a log burner and patio doors to the rear garden, the refitted kitchen/dining/ family room gives access to the utility room, which also has a door that leads out into the rear garden. A handy study completes this floor.

To the first floor, there are four bedrooms, with the advantage of a refitted en-suite shower room to the master bedroom which also has fitted wardrobes. A further refitted family bathroom completes this floor, with bath, low level W/C and wash hand basin.

Outside, there is off-road parking for two vehicles and a DOUBLE GARAGE with personal door from the rear garden, plus power and lighting. The property is further complemented by UPVC double glazing and gas central heating. The rear garden is mainly laid to lawn and features a decked area for outdoor dining and further patio area too.

Dont miss out, book your viewing today!!



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 ©2025

Living Room

17'07 x 12'03 (5.36m x 3.73m)

Kitchen / Dining Room/Family Room

11'06 x 23'01 (3.51m x 7.04m)

Utility Room

6'04 x 6'00 (1.93m x 1.83m)

Study

11'06 (max) x 7'07 (max) (3.51m (max) x 2.31m (max))

Downstairs Shower Room

6'00 x 5'06 (1.83m x 1.68m)

En Suite

6'01 x 6'01 (1.85m x 1.85m)

Bedroom 1

10'05 x 17'09 (3.18m x 5.41m)

Bedroom 2

9'03 x 13'01 (2.82m x 3.99m)

Bedroom 3

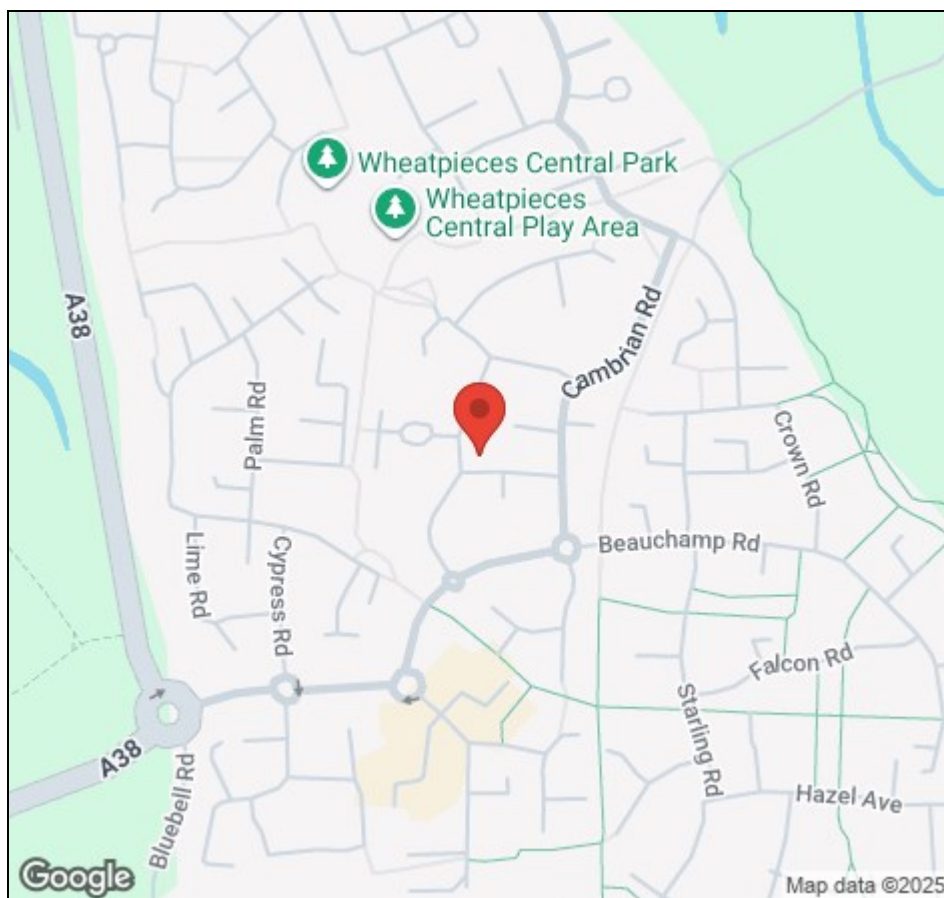
11'08 (max) x 9'07 (max) (3.56m (max) x 2.92m (max))

Bedroom 4

11'08 x 7'10 (3.56m x 2.39m)

Bathroom

6'01 x 6'06 (1.85m x 1.98m)



Viewing strictly by appointment via Tag Estate Agents – 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.