



tag



SALES & LETTINGS



5 Longtown Road, Tewkesbury, Gloucestershire GL20 7RX
£230,000

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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		92
(81-91) B		
(69-80) C		
(55-68) D	69	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

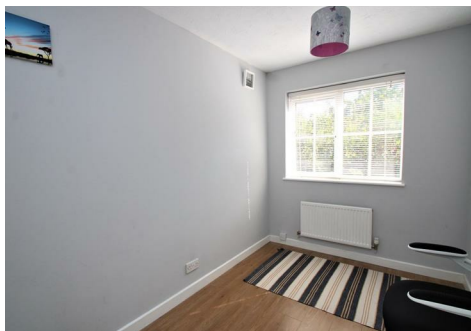
Situation

Longtown Road is located on the development of Walton Cardiff. It 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

Two Bedrooms
 Kitchen
 Lounge/Dining Room
 Bathroom
 Garden
 Garage and Off Road Parking
 Double Glazing
 Gas Central Heating



Description

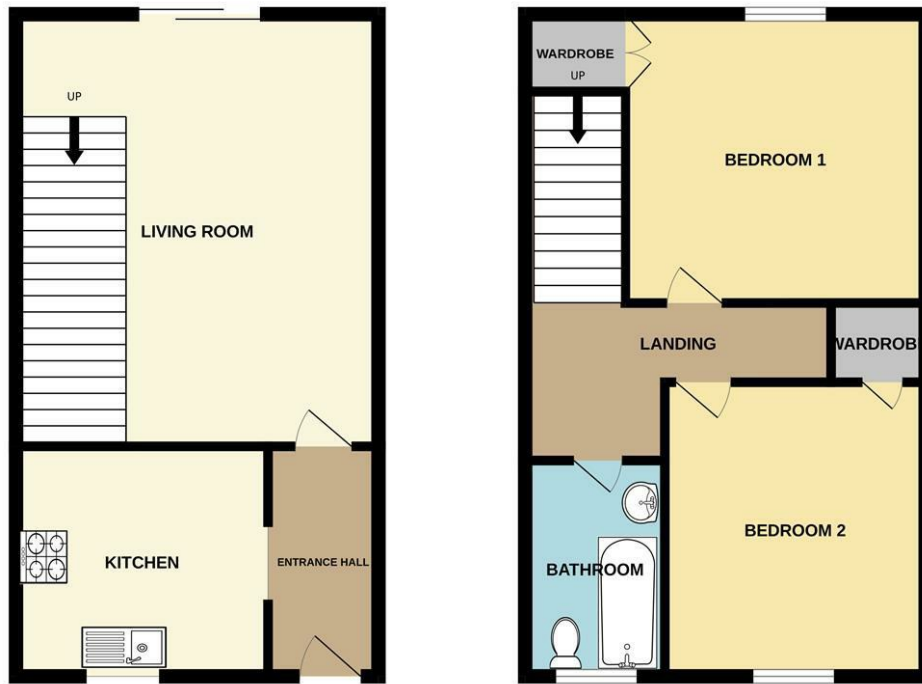
IDEAL FIRST TIME PURCHASE!

Mid terraced property, in a quiet location, on the Walton Cardiff development. Within easy walking distance to local shops, amenities and John Moore Primary School.

Accommodation briefly comprising entrance hall, kitchen with built in oven & hob, lounge/dining room with doors to the rear garden. Two bedrooms with fitted wardrobes and a family bathroom with a shower over the bath.

The property further benefits from gas central heating, double glazing, off road parking and GARAGE.

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.
Made with Metropix 62025

Kitchen

8'0 x 7'10 (2.44m x 2.39m)

Lounge Dining Room

16'10 x 11'10 (5.13m x 3.61m)

Bedroom 1

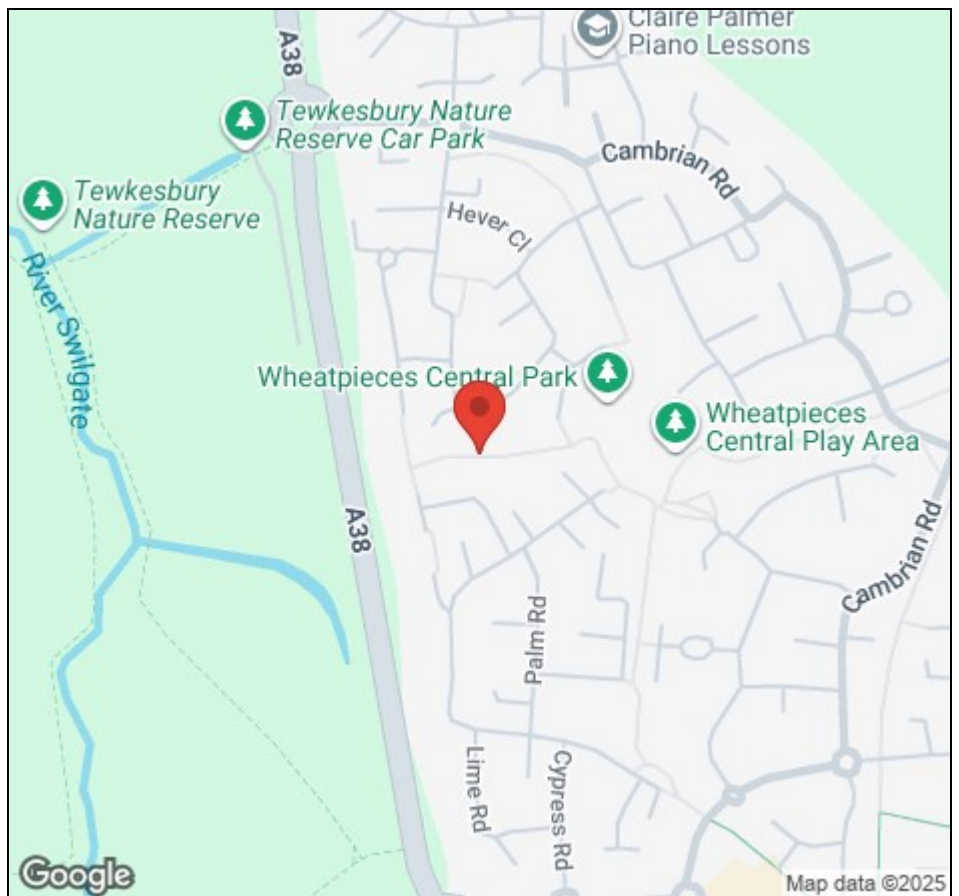
12'0 x 11'10 (3.66m x 3.61m)

Bedroom 2

10'8 x 6'11 (3.25m x 2.11m)

Bathroom

7'11 x 4'11 (2.41m x 1.50m)



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.