



# tag



## SALES & LETTINGS



**7 Beauchamp Road, Tewkesbury, GL20 7TA**  
**£995 Per Month**

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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                                 |         |           |
| (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                             | 73      | 74        |
| 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 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

## Situation

Beauchamp 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

Open Plan Living Space  
 Kitchen with Built In Appliances  
 Two Bedrooms  
 En Suite Shower Room  
 Utility Room  
 Garage  
 UPVC Double Glazing  
 Off Road Parking  
 Council Tax Band B



## Description

A three storey end of terrace townhouse located in the popular residential area of Walton Cardiff.

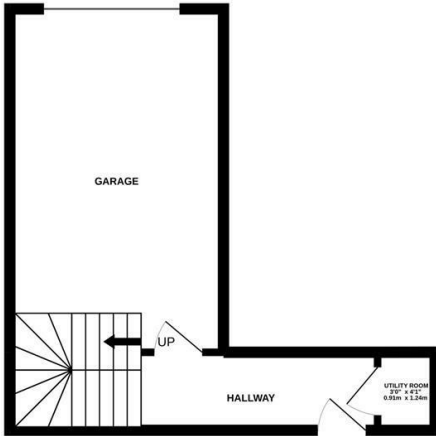
The accommodation comprises on the ground floor entrance hall, a utility cupboard with space for a washing machine and also access to an integrated garage with power, lighting with an off road parking space to the rear.

On the first floor is the open plan living area and kitchen with Juliet balcony window from the dining area. The kitchen benefits from spot lighting and integrated oven, gas hob, fridge freezer and dishwasher, also on the first floor is a cloakroom.

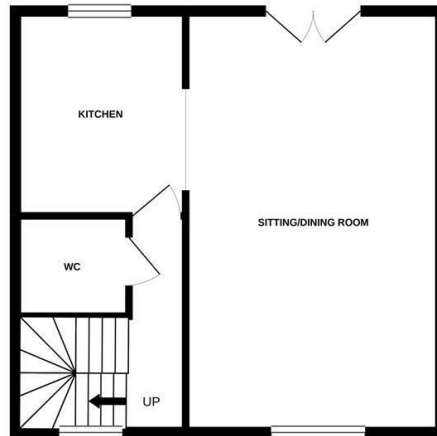
On the second floor there are two double bedrooms, one benefiting from an en-suite bathroom and a dressing area with built in wardrobe and a further family bathroom.

The property further benefits from gas central heating and UPVC double glazing.

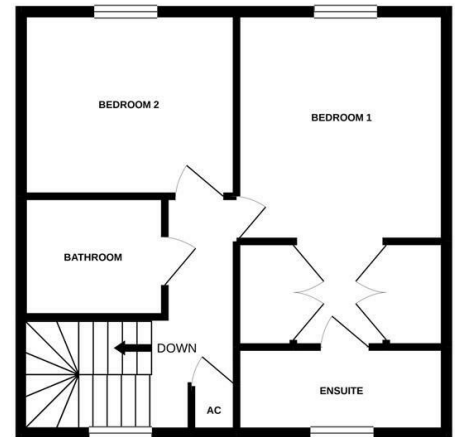
GROUND FLOOR



FIRST FLOOR



1ST 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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### Kitchen

10'8 x 8'10 (3.25m x 2.69m)

### Living Room / Dining Area

21'11 x 9'3 (6.68m x 2.82m)

### Bedroom 1

16'10 x 8'10 (5.13m x 2.69m)

### Bedroom 2

9'6 x 9'2 (2.90m x 2.79m)



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

Email: [info@tagsalesandlettings.co.uk](mailto: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.