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estate agents



5 Bristow Cottages, Tewkesbury, GL20 7SW Asking Price £260,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		65	
(55-68) D			
(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			
(82 plus) A			
(69-91) B			
(55-80) C			
(39-54) D			
(21-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Situation

Bristow Cottages 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

- THREE BEDROOMS
- CHAIN FREE
- Kitchen / Dining Room
- Living Room
- Conservatory
- Downstairs W/C
- Family Bathroom
- Garage and Off Road Parking
- Gas Central Heating and Double Glazing
- Council Tax Band C



Description

This spacious **THREE BEDROOM END OF TERRACE** family home, is located on the ever popular residential area of Walton Cardiff overlooking an open green area.

On entering the property, a welcoming entrance hall greets you, with a very handy downstairs W.C off and also, a door leading into the living room, doors from here lead out to the bright and light conservatory. The kitchen / dining room is dual aspect, allowing plenty of natural light, with integrated oven and hob and a door leading out to the rear garden.

To the first floor, there are three bedrooms, all with views over the rear garden, a family bathroom with bath and shower over, low level W/C and wash hand basin further complement this floor.

Outside the rear garden is laid mainly to patio and gravel to allow for low maintenance, with a very private feeling and a South, Easterly situation.

The property is further enhanced by double glazing, gas central heating and a **GARAGE**, with the addition of off road parking.

Viewing comes highly recommended to appreciate exactly what this property has to offer.

**** NO ONWARD CHAIN ****

Call our team today to book your appointment to view.

GROUND 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 / Dining Room

16'04 x 13'07 narrowing to 6'05
(4.98m x 4.14m narrowing to 1.96m)

Living Room

14'10 narrowing to 12'01 x 9'09
narrowing to 7'03 (4.52m narrowing to 3.68m x 2.97m narrowing to 2.21m)

Conservatory

11'09 x 7'08 (3.58m x 2.34m)

W/C

5'06 x 2'10 (1.68m x 0.86m)

Principal Bedroom

13'01 narrowing to 10'10 x 9'5
(3.99m narrowing to 3.30m x 2.87m)

Bedroom Two

12'09 narrowing to 9'0 x
approximately 10'0 (3.89m
narrowing to 2.74m x approximately 3.05m)

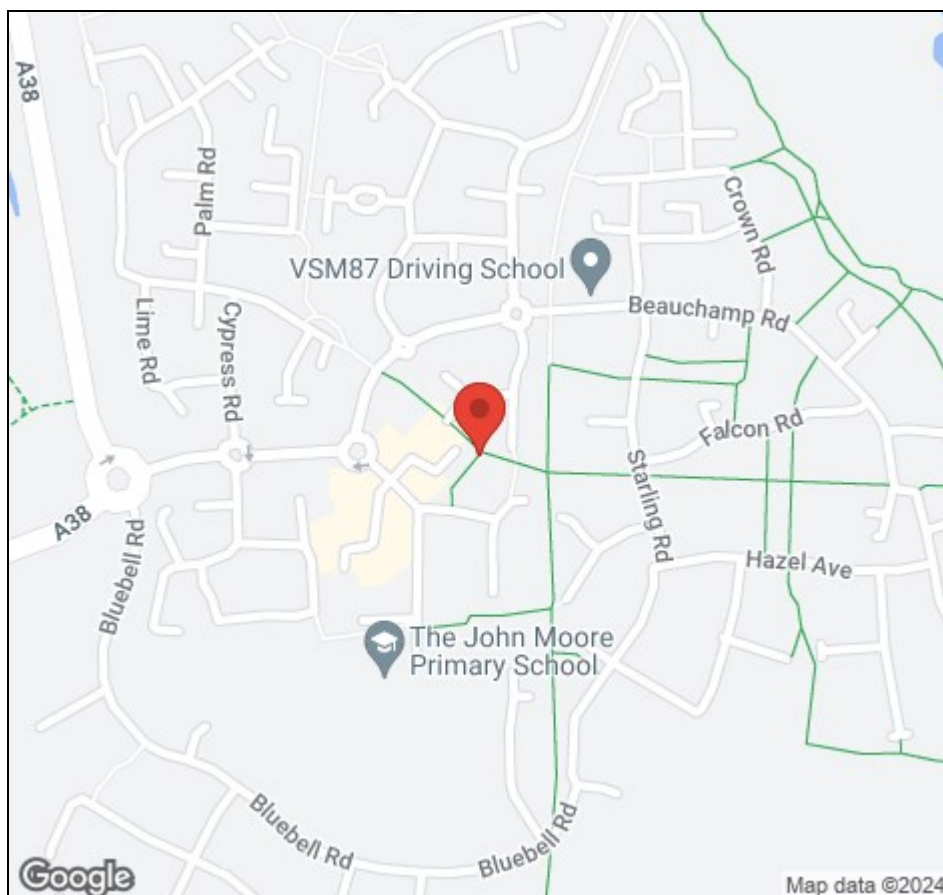
Bedroom Three

10'04 x 6'06 (3.15m x 1.98m)

Bathroom

6'07 5'06 (2.01m 1.68m)

Garage



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 Estate Agents Ltd.