



# tag

estate agents



**12 Laurel Avenue, Tewkesbury, GL20 7RE**  
**Asking Price £285,000**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 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

Laurel Avenue 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

- End Of Terrace House
- Two Bedrooms
- Kitchen / Dining Room
- Living Room
- Family Bathroom
- Garage
- Conservatory
- Double Glazing
- Gas Central Heating
- Council Tax Band C



## Description

A very well presented TWO BEDROOM property situated on the popular development of Walton Cardiff. This is an unusual property in that it was originally designated by Bloor as a three bedroom end of terrace house but was actually built by request as a large two bedroom within the same footprint.

The property offers well proportioned accommodation, on entering the property through the front door which leads into the bright living room which has a bay window overlooking the front. An opening leads into the open plan kitchen/dining room with French doors out into the conservatory which is a perfect place to sit and enjoy a summers evening, this has sliding patio doors out onto the rear garden.

On the first floor are TWO BEDROOMS and a family bathroom. The master bedroom has the benefit of built in wardrobes with sliding doors and a recently refitted en - suite shower room. The property is further complimented by gas central heating, double glazing, off road parking, a single garage and enclosed rear garden.

Please call our office to confirm your appointment to view!



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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### Living Room

15'04 x 15'05 (4.67m x 4.70m)

### Kitchen/Dining Room

15'03 x 9'10 (4.65m x 3.00m)

### Conservatory

14'06 x 11'05 (max) narrowing to  
4'07 (4.42m x 3.48m (max)  
narrowing to 1.40m)

### Garage

16'11 x 8'01 (5.16m x 2.46m)

### Bedroom 1

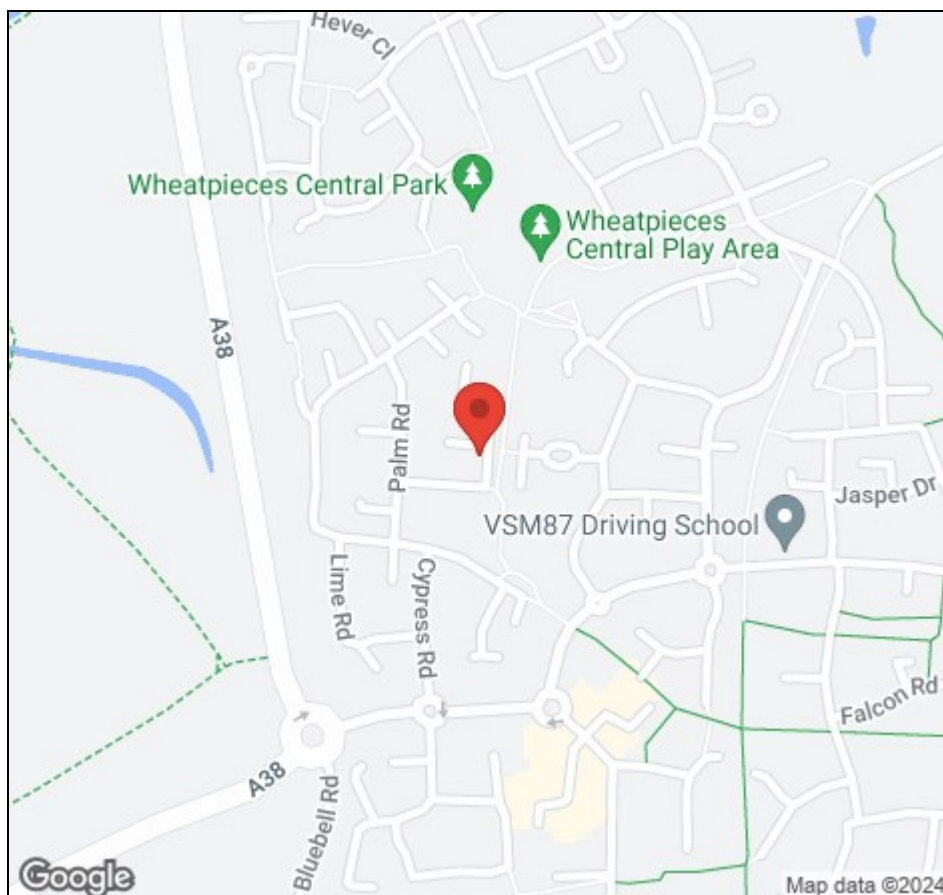
13'02 x 13'06 (max) narrowing to  
9'03 (4.01m x 4.11m (max)  
narrowing to 2.82m)

### Bedroom 2

8'11 x 9'09 (2.72m x 2.97m)

### Bathroom

6'02 x 5'09 (1.88m x 1.75m)



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

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