



# tag

estate agents



**8 Cormorant Avenue, Tewkesbury, GL20 7RQ**  
**Asking Price £269,950**

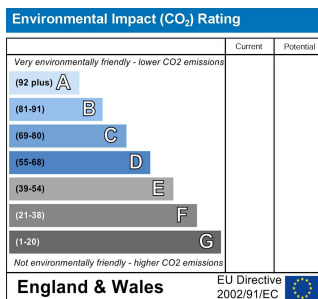
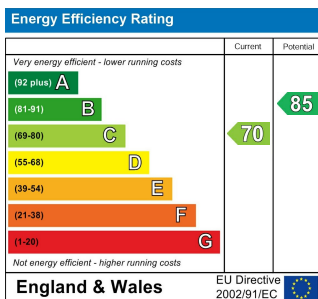
**Tewkesbury:** The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661  
**Walton Cardiff:** 4 Columbine Road, Walton Cardiff, Tewkesbury, GL20 7SP. Tel. 01684 295417 Fax. 01684 851780

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## Situation

Cormorant 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

- Three Bedroom Terraced House
- Modern Kitchen
- Lounge
- Conservatory
- Family Bathroom
- Garage & Off Road Parking
- Low Maintenance Garden
- Garden Room
- UPVC Double Glazing & Gas Central Heating
- Council Tax Band C





## Description

**\*\* NEW PRICE \*\*** Looking for a perfect family home? TAG Estate agents are thrilled to present a three-bedroom terraced house located in Walton Cardiff, Tewkesbury.

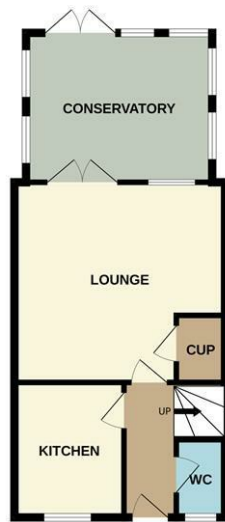
As you enter the house, you'll find an inviting entrance hall leading to a modern fitted kitchen and a downstairs cloakroom. The living room has a storage cupboard and French doors that open up to the conservatory, which is currently being used as a dining room. The conservatory benefits from underfloor heating, making it a cozy place for family dinners.

Upstairs, you'll find a family bathroom and three bedrooms, where the first two bedrooms come with built-in wardrobes, ensuring ample storage space for your family's belongings.

The rear garden is a perfect spot for outdoor activities and has been beautifully landscaped to a high standard. There is also a fully insulated cabin to the rear that would make an ideal home office, ensuring you can work from home while enjoying complete privacy.

Furthermore, there is rear gated pedestrian access that leads to an en bloc garage with an off-road parking space to the front.

The property is complemented by newly installed UPVC double glazing and is gas centrally heated throughout, ensuring a comfortable stay for your family.



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 C024

### Lounge

14'10 (max) narrowing to 11'06 x  
14'02 (4.52m (max) narrowing to  
3.51m x 4.32m)

### Kitchen

9'06 x 7'09 (2.90m x 2.36m)

### Cloakroom

3'03 x 6'03 (0.99m x 1.91m)

### Conservatory

11'10 x 8'08 (3.61m x 2.64m)

### Bedroom 1

10'08 x 8'04 (3.25m x 2.54m)

### Bedroom 2

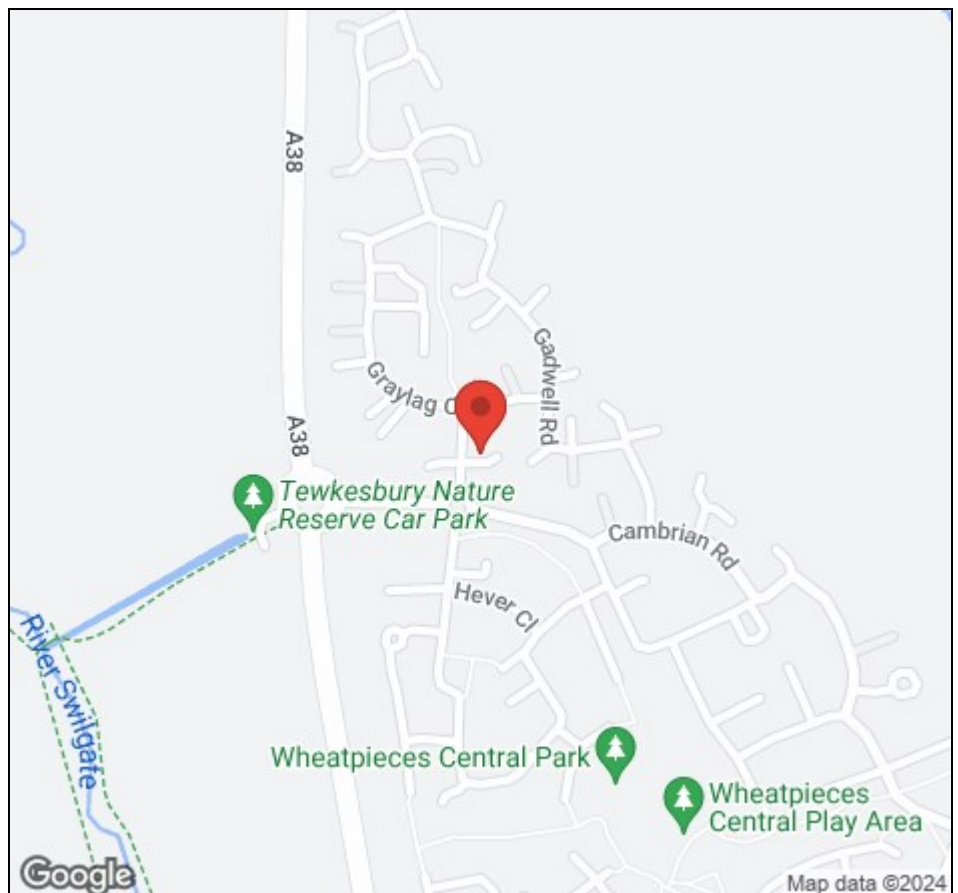
10'08 x 8'04 (3.25m x 2.54m)

### Bedroom 3

6'03 x 8'02 (1.91m x 2.49m)

### Bathroom

6'02 x 6'03 (1.88m x 1.91m)



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.