



# tag

estate agents



**21 Laurel Avenue, Tewkesbury, Gloucestershire GL20 7RE**  
**Asking Price £290,000**

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**Walton Cardiff:** 4 Columbine Road, Walton Cardiff, Tewkesbury, GL20 7SP. Tel. 01684 295417 Fax. 01684 851780

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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 87        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 70                      |           |
| (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 |   |                         |           |
| (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

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
- Three Bedrooms
- Lounge / Dining Room
- Fitted Kitchen
- Family Bathroom
- En Suite
- Garage
- Double Glazing
- Gas Central Heating
- Council Tax Band C



## Description

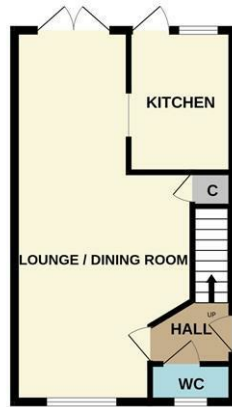
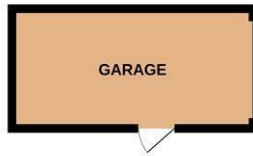
Looking for your next family home? Look no further than this three-bedroom property located in the popular Walton Cardiff development. With its ideal location near local amenities and a primary school, this home is sure to meet all your family's needs.

As you step inside, you'll be welcomed by a warm and inviting entrance hall. Downstairs, you'll find a convenient W.C, the lounge/dining room with double doors that open out to the garden. This creates a seamless indoor-outdoor living space that's perfect for family gatherings and entertaining. The kitchen, located just off the lounge, also offers direct access to the garden - making it easy to keep an eye on the kids while preparing meals.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. The master bedroom features an en-suite shower room and built-in storage, providing plenty of space for all your family's belongings. Plus, with UPVC double glazing and gas central heating, you'll be sure to stay warm and cosy throughout the year.

At the rear of the property, you'll find a garage that provides additional storage space as well as an off-road parking space. The enclosed rear garden is perfect for children to play and have fun in a safe and secure environment.

Don't miss out on this opportunity - book your viewing today!



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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### Lounge / Dining Room

12'03 (max) narrowing to 7'10 x  
25'07 (3.73m (max) narrowing to  
2.39m x 7.80m)

### Kitchen

7'02 x 9'09 (2.18m x 2.97m)

### Cloakroom

5'07 x 2'07 (1.70m x 0.79m)

### Bedroom 1

8'10 x 10'02 (2.69m x 3.10m)

### En Suite

5'2 (max) x 5'2 (max) (1.57m (max)  
x 1.57m (max))

### Bedroom 2

8'10 x 9'09 (2.69m x 2.97m)

### Bedroom 3

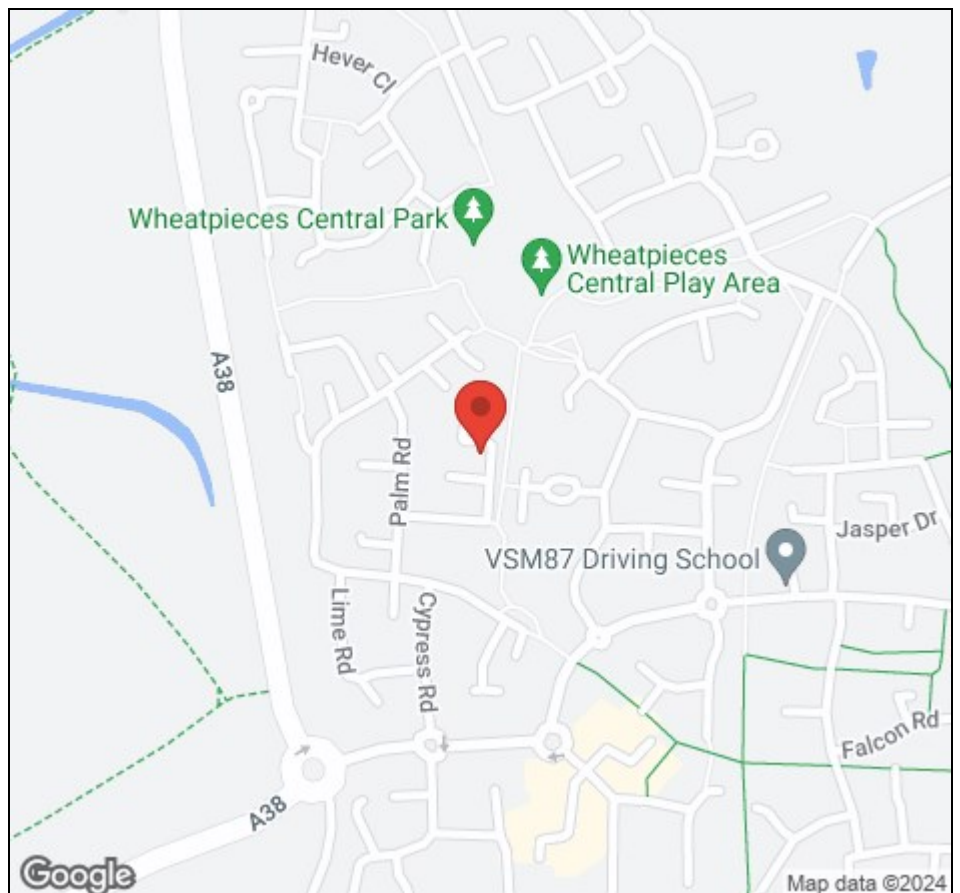
7'06 x 6'03 (2.29m x 1.91m)

### Bathroom

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

### Garage

16'07 x 8'03 (5.05m x 2.51m)



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.