



tag

estate agents



22 Thatcham Road, Tewkesbury, Gloucestershire GL20 7SL
Asking Price £352,500

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

www.tagestateagents.co.uk | info@tagestateagents.co.uk



TAG Estate Agents Limited. Registered in England No. 05783875
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 83 |
| (81-91) | B | | |
| (69-80) | C | 67 | |
| (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 | | 81 |
| (81-91) | B | | |
| (69-80) | C | 65 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Situation

Thatcham 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

NO ONWARD CHAIN

Detached House

Three Bedrooms

Lounge

Kitchen/Dining Room

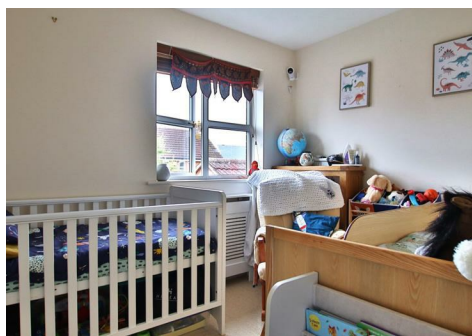
En Suite Shower Room

Garage

Gas Central Heating & Double Glazing

Rear Garden

Council Tax Band D



Description

**** NEW PRICE **** Offered with ****NO ONWARD CHAIN****, TAG Estate Agents are thrilled to present this three-bedroom DETACHED house located on the edge of the Walton Cardiff estate. As you step inside, you'll be greeted by a warm and inviting entrance hall leading to a convenient downstairs cloakroom. The front lounge is brightened by a beautiful bay window, while the rear of the house boasts a kitchen/diner and a handy utility room.

Upstairs, you'll find three well-proportioned bedrooms, perfect for accommodating a growing family. The master bedroom features an en suite shower room and fitted wardrobes, providing a comfortable and private space for parents. The property also offers a family bathroom for added convenience.

In addition, the house includes a garage with power and lighting, as well as off-road parking—ideal for family vehicles. It is equipped with gas central heating and double glazing, ensuring a cozy and energy-efficient environment for all. Outside, the property features a landscaped garden at the rear, offering a safe and enjoyable space for family relaxation and outdoor activities.

Don't miss out on this wonderful family home—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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Living Room

12'10 x 10'08 (3.91m x 3.25m)

Cloakroom

2'11 x 4'10 (0.89m x 1.47m)

Kitchen / Dining Room

17'11 x 8'04 (5.46m x 2.54m)

Utility Room

5'07 x 5'03 (1.70m x 1.60m)

Bedroom 1

11'01 x 10'09 (3.38m x 3.28m)

En Suite

4'08 x 6'06 (1.42m x 1.98m)

Bedroom 2

7'11 x 9'10 (2.41m x 3.00m)

Bedroom 3

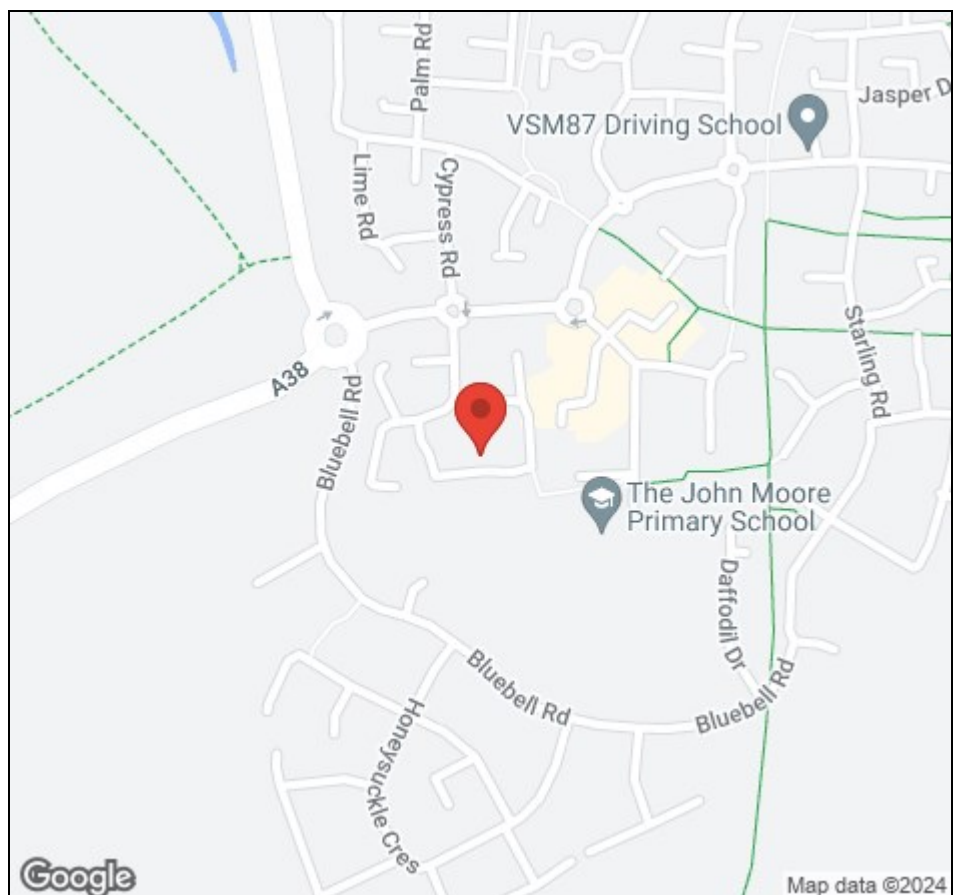
7'11 x 7'11 (2.41m x 2.41m)

Bathroom

6'07 x 6'06 (2.01m x 1.98m)

Garage

7'10 x 16'05 (2.39m x 5.00m)



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.