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estate agents



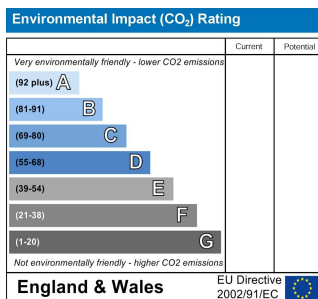
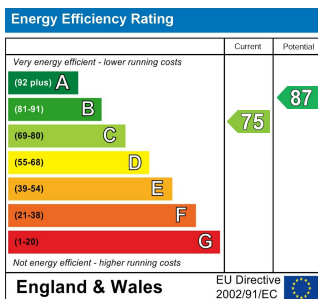
28 Clifford Avenue, Tewkesbury, GL20 7RW
Asking Price £299,950

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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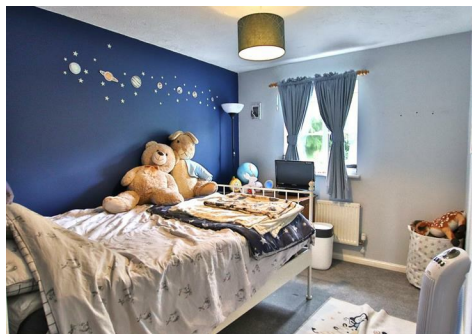
Situation

Clifford 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 Storey Town House
- Lounge & Separate Dining Room
- Kitchen / Breakfast Room
- Downstairs WC
- Three Bedrooms
- En Suite Shower Room & Family Bathroom
- UPVC Double GLazing
- Gas Central Heating
- Garage with power and lighting
- Council Tax Band C



Description

TAG Estate Agents are excited to present this charming 3-story townhouse in the popular Walton Cardiff development. It is being offered for sale with NO ONWARD CHAIN.

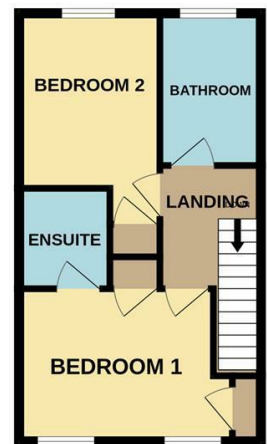
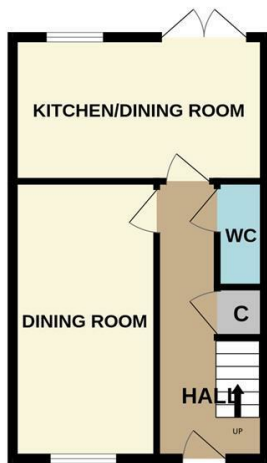
As you enter the house, you will find an entrance hall with an under stairs storage cupboard and a downstairs W/C. From there, you can access the dining room with views of the gated green area in the front. Towards the back of the property, there is a kitchen/breakfast room with a window and patio doors leading to the rear garden.

The first floor features the living room with a window and Juliet balcony overlooking the garden. Also on this floor is bedroom 3 with views to the front.

On the second floor, you will find the master bedroom with built-in wardrobes and an en suite shower room. This floor also includes bedroom two, which has soundproofing, making it perfect for a home office or nursery. A family bathroom with a bath and shower over, low-level W/C, and wash hand basin complete this floor. Additionally, there is a very useful airing cupboard on the landing.

Outside, there is a private rear garden, mainly laid to lawn, and access to the en-bloc garage, which has power and lighting.

This is a must-see property in a fantastic location. Call now to book your viewing.



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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Dining Room

16'03 x 8'05 (4.95m x 2.57m)

Kitchen / Breakfast Room

14'09 x 8'08 (4.50m x 2.64m)

Living Room

14'0 x 11'06 (4.27m x 3.51m)

Bedroom 1

11'08 x 8'11 (3.56m x 2.72m)

En Suite

5'06 x 5'10 (1.68m x 1.78m)

Bedroom 2

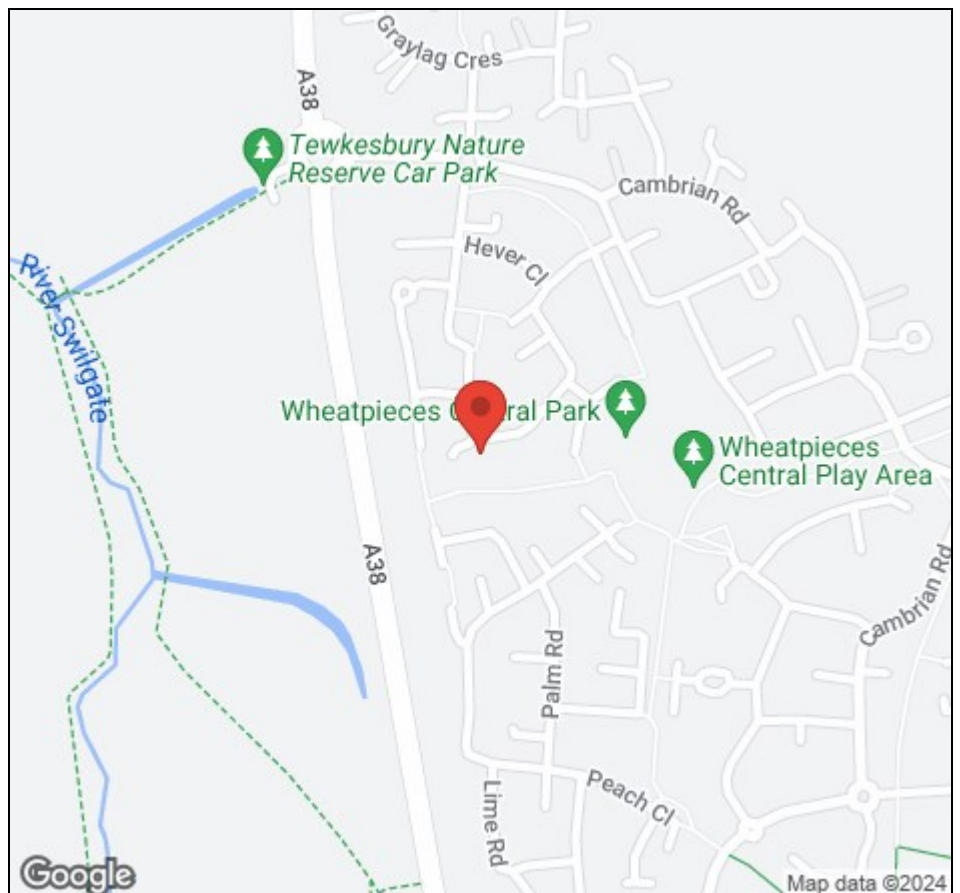
8'03 x 10'03 (2.51m x 3.12m)

Bedroom 3

8'07 x 10'05 (2.62m x 3.18m)

Bathroom

5'11 x 8'11 (1.80m x 2.72m)



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.