



tag

estate agents



27 Beauchamp Road, Tewkesbury, GL20 7TA
Asking Price £299,950

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Situation

Beauchamp Road is ideally located on the development of Walton Cardiff. It is within walking distance of parks, local shops, takeaway and a public house. It is also within walking distance of John Moore Primary School 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 CHAIN

Three Bedrooms

Main Bedroom with En Suite

Kitchen/Breakfast Room

Dining Room/Study

Downstairs Cloakroom

Lounge

Family Bathroom

Garage

Council Tax Band C



Description

TAG Estate Agents are excited to showcase this charming three-bedroom, three-storey townhouse that's perfect for family living. Built by Bovis Homes, this property is nestled in the Walton Cardiff development.

As you step inside, the ground floor welcomes you with an inviting entrance hall leading to a cozy study/dining room and a well-appointed kitchen/breakfast room with access to the rear garden and garage.

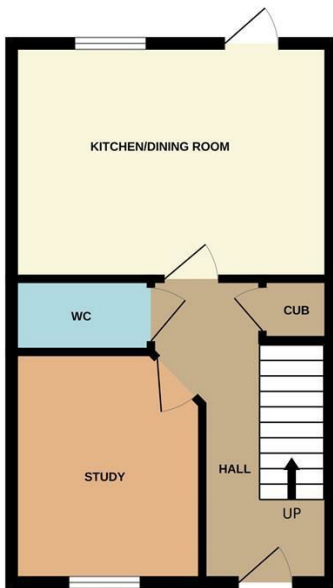
Upstairs, the first floor boasts a living room with a feature fireplace and a third bedroom.

On the second floor, there are two more bedrooms, with the main bedroom featuring an en-suite shower room, and a family bathroom for added convenience.

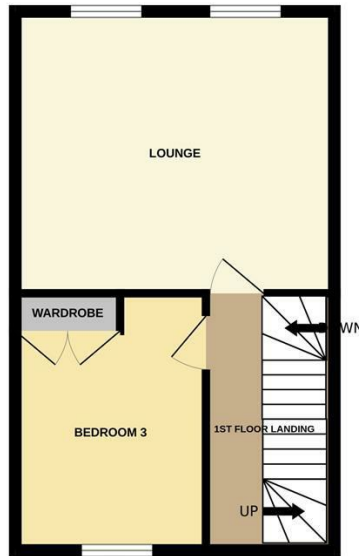
This family-friendly home comes complete with gas central heating and double glazing for year-round comfort.

Outside, there's a garage and a parking space, perfect for family vehicles and activities. Plus, this property is offered with no onward chain, making it a hassle-free choice for your family's next move.

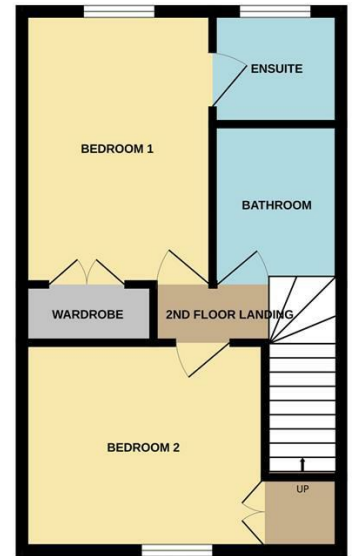
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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Kitchen / Dining Room

14'11 x 11'01 (4.55m x 3.38m)

Study

10'08 x 8'10 (3.25m x 2.69m)

Cloakroom

6'05 x 3'7 (1.96m x 1.09m)

Lounge

15'00 x 13'03 (4.57m x 4.04m)

Bedroom 3

10'03 x 8'10 (3.12m x 2.69m)

Bedroom 1

9'01 x 13'03 (2.77m x 4.04m)

En Suite

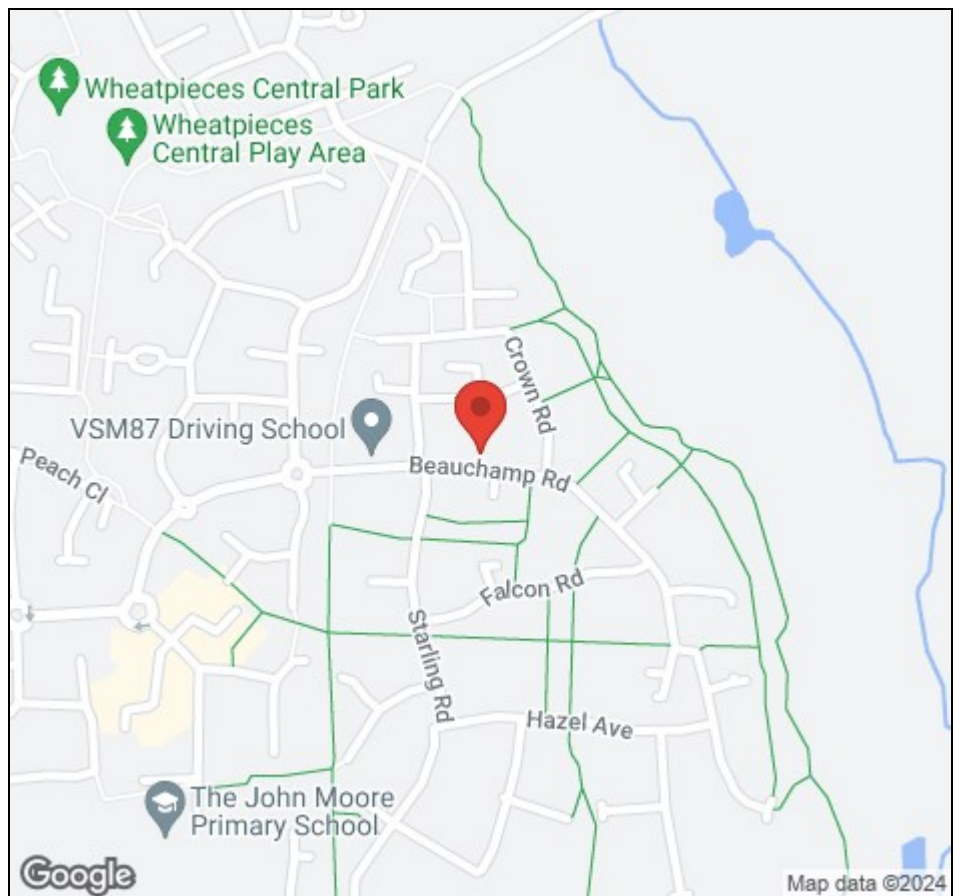
5'08 x 6'02 (1.73m x 1.88m)

Bedroom 2

10'02 x 11'08 (3.10m x 3.56m)

Bathroom

5'08 x 5'05 (1.73m x 1.65m)



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.