



tag

estate agents



26 Daffodil Drive, Tewkesbury, Gloucestershire GL20 7FW
Asking Price £260,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(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			
(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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

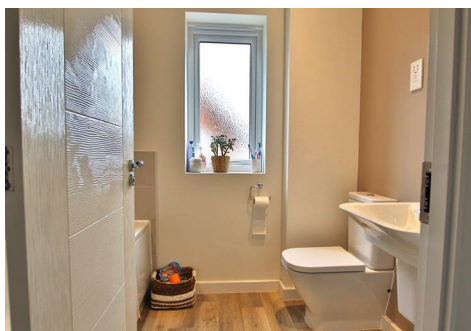
Situation

Daffodil Drive 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

Tewkesbury Meadows Development
 Two Bedrooms
 Kitchen/Dining Room
 Living Room
 Downstairs W/C
 En Suite
 Family Bathroom
 Double Glazing & Gas Central Heating
 Off Road Parking
 Council Tax Band B



Description

TAG Estate Agents are pleased to offer an opportunity to buy this a two bedroom semi detached home, located on the most recent phase of Tewkesbury Meadow.

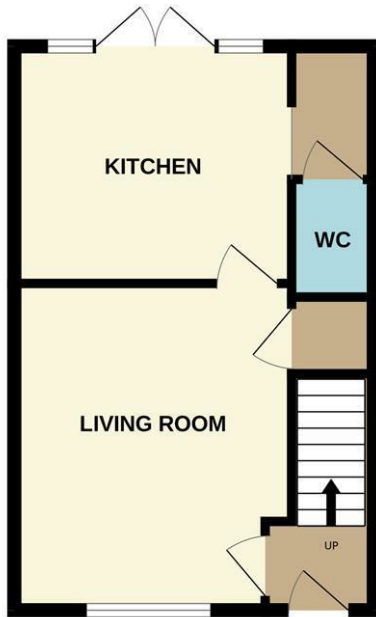
On entering the property there is a Living Room to front with kitchen/diner to rear with a small utility area and a downstairs cloakroom.

The first floor has 2 bedrooms, with an En suite to the master, a fitted family bathroom completes this floor.

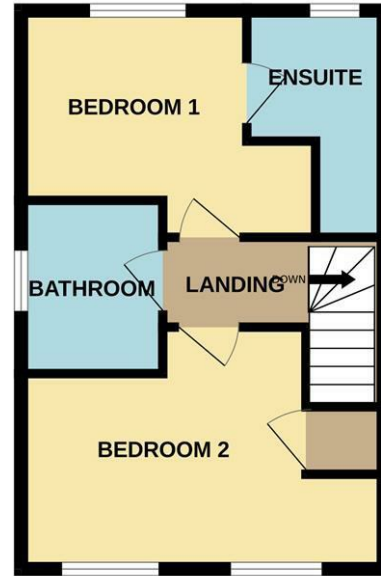
This is a beautiful property, with off road car parking for two vehicles, low maintenance rear garden, gas central heating and double glazing.

This is a fantastic contemporary example which must be viewed to be full appreciated, call our office today to book your appointment to view.

GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 701 sq.ft. (65.1 sq.m.) approx.

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

13'07 (max) x 11'06 (max) (4.14m (max) x 3.51m (max))

Kitchen / Dining Room

11'04 x 9'10 (3.45m x 3.00m)

Utility

3'05 x 5'06 (1.04m x 1.68m)

Cloakroom

4'10 x 3'05 (1.47m x 1.04m)

Bedroom 1

9'05 x 7'11 (2.87m x 2.41m)

En Suite

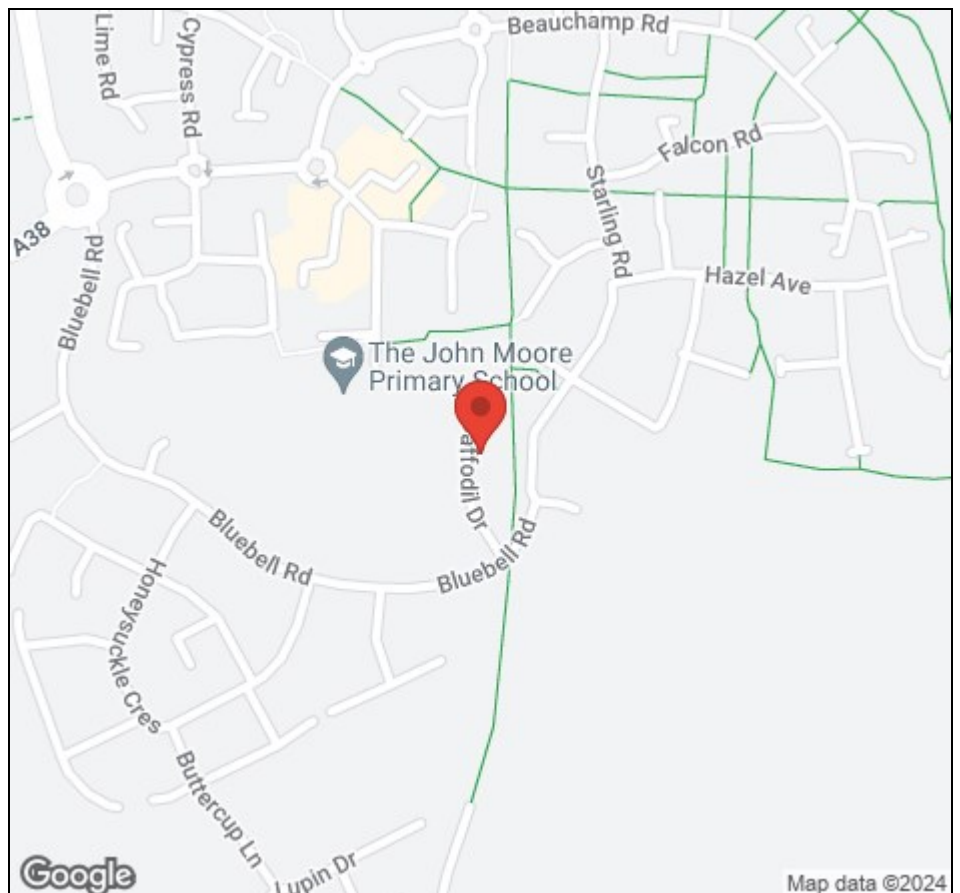
5'04 x 5'01 (1.63m x 1.55m)

Bedroom 2

11'10 x 8'02 (3.61m x 2.49m)

Bathroom

7'02 x 5'05 (2.18m 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.