



tag

estate agents



37 Hawkmoth Close, Tewkesbury, GL20 7SG
Asking Price £280,000

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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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	85
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

Hawkmoth Close 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

Ensuite

Living Room

Kitchen

Conservatory

Downstairs Cloakroom

Garage and Parking

EV Charging Point & Solar Panels

Gas Central Heating and UPVC Double Glazing

Council Tax Band C



Description

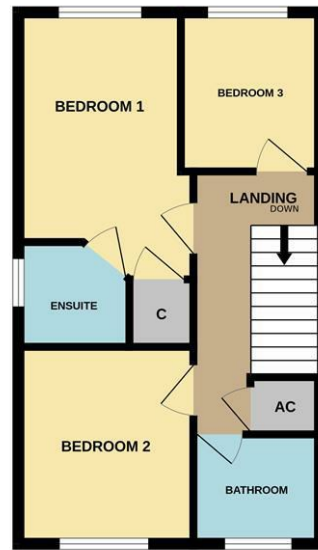
TAG Estate Agents are pleased to present this three-bedroom, semi-detached family home situated in the area of Walton Cardiff. It comes with a garage and parking and is available for sale with NO ONWARD CHAIN!

On the ground floor, you will find a living room, a convenient downstairs cloakroom, and a kitchen with an opening that leads to the conservatory. The conservatory has double doors that open out onto the rear garden, making it a perfect space for family gatherings and activities.

Upstairs, there are three bedrooms, with the main bedroom featuring an en suite shower room. Additionally, there is a family bathroom on this floor.

The property further benefits from an EV charging point and solar panels.

Don't miss out on this wonderful family home; schedule 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 forms 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

11'09 (max) x 13'10 (3.58m (max) x 4.22m)

Cloakroom

7'00 x 2'11 (2.13m x 0.89m)

Kitchen

15'01 x 8'00 (4.60m x 2.44m)

Conservatory

12'10 x 10'05 (3.91m x 3.18m)

Bedroom 1

8'05 x 10'02 (2.57m x 3.10m)

En Suite

5'02 x 4'04 (1.57m x 1.32m)

Bedroom 2

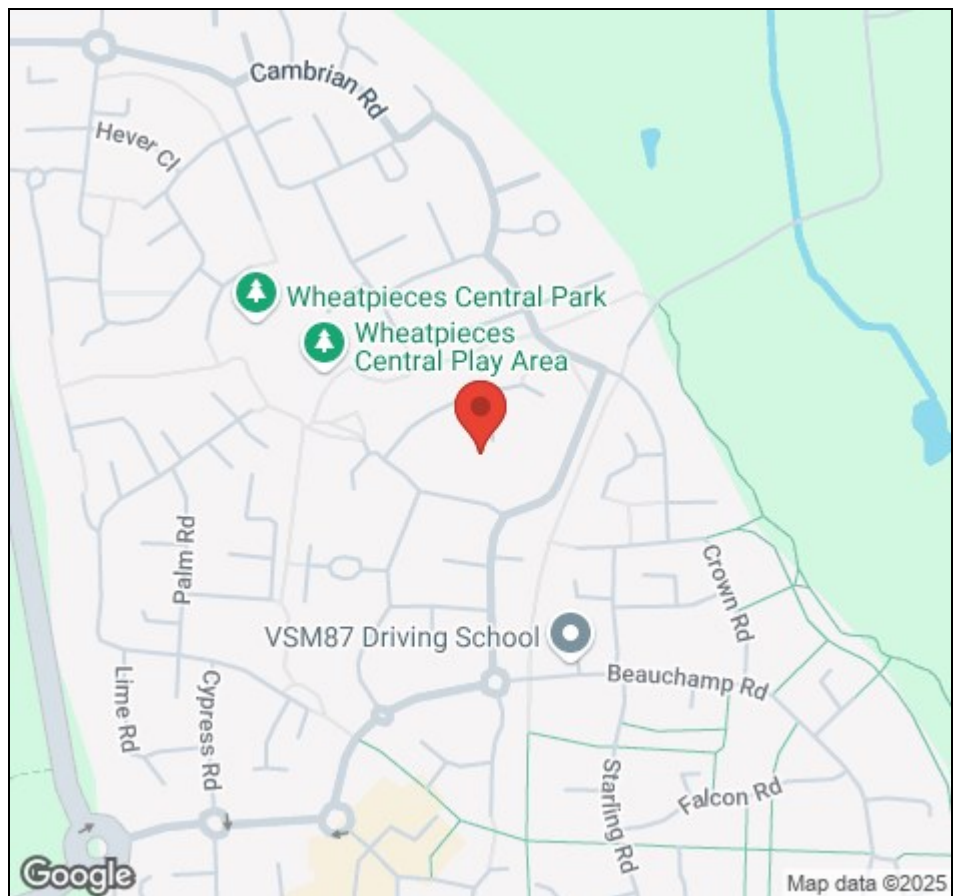
9'09 x 8'09 (2.97m x 2.67m)

Bedroom 3

6'07 x 8'06 (2.01m x 2.59m)

Bathroom

6'03 x 6'01 (1.91m x 1.85m)



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.