



# tag

estate agents



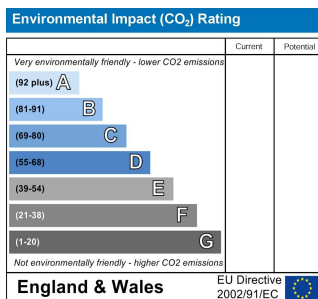
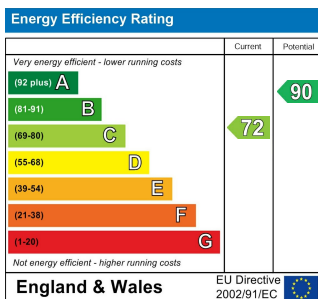
**34 Hawkmoth Close, Tewkesbury, Gloucestershire GL20 7SG**  
**Asking Price £220,000**

**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](http://www.tagestateagents.co.uk) | [info@tagestateagents.co.uk](mailto:info@tagestateagents.co.uk)



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



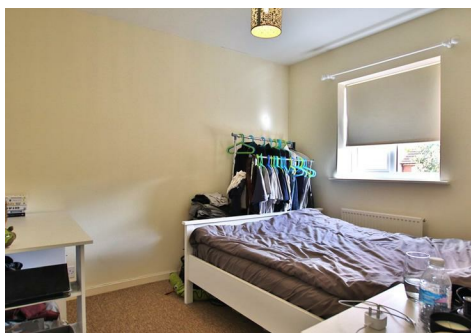
## Situation

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

- Two Double Bedrooms
- Lounge
- Kitchen/Dining Room
- Bathroom with Shower
- Garage and Off Road Park
- Garden with Rear Access
- Double Glazed
- Gas Central Heating
- No Onward Chain
- Council Tax Band B



### **Description**

Two-bedroom house located in the Walton Cardiff development, situated in a cul-de-sac.

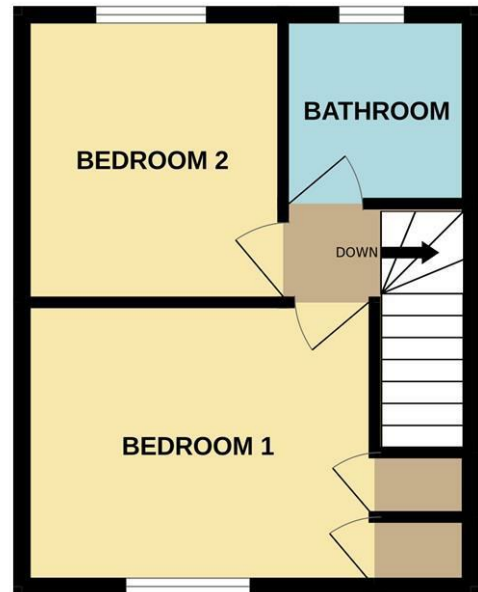
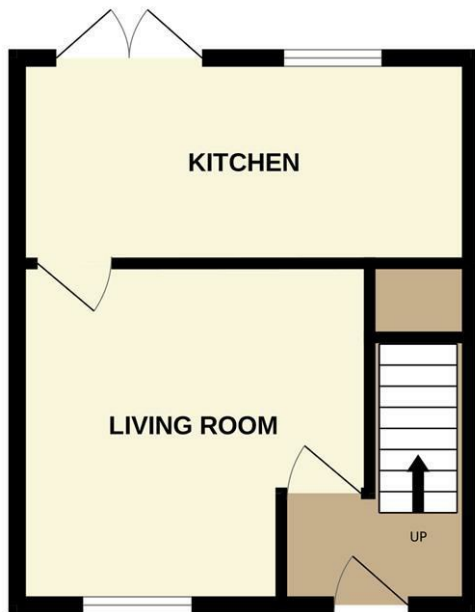
The property features an entrance hall leading into the lounge. The kitchen/dining room is located at the back of the property with French doors opening onto the rear garden.

Upstairs, there are two double bedrooms. The master bedroom includes a built-in wardrobe and an airing cupboard. There is also a bathroom with a shower over the bath.

The property benefits from gas central heating and UPVC double glazing.

Additionally, there is a garage with power and lighting, as well as off-road parking.

**\*\*No Onward Chain\*\***



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.  
Made with Metropix ©2024

### Living Room

11'11 (max) x 7'09 (3.63m (max) x 2.36m)

### Kitchen / Dining Room

15'04 x 7'08 (4.67m x 2.34m)

### Bedroom 1

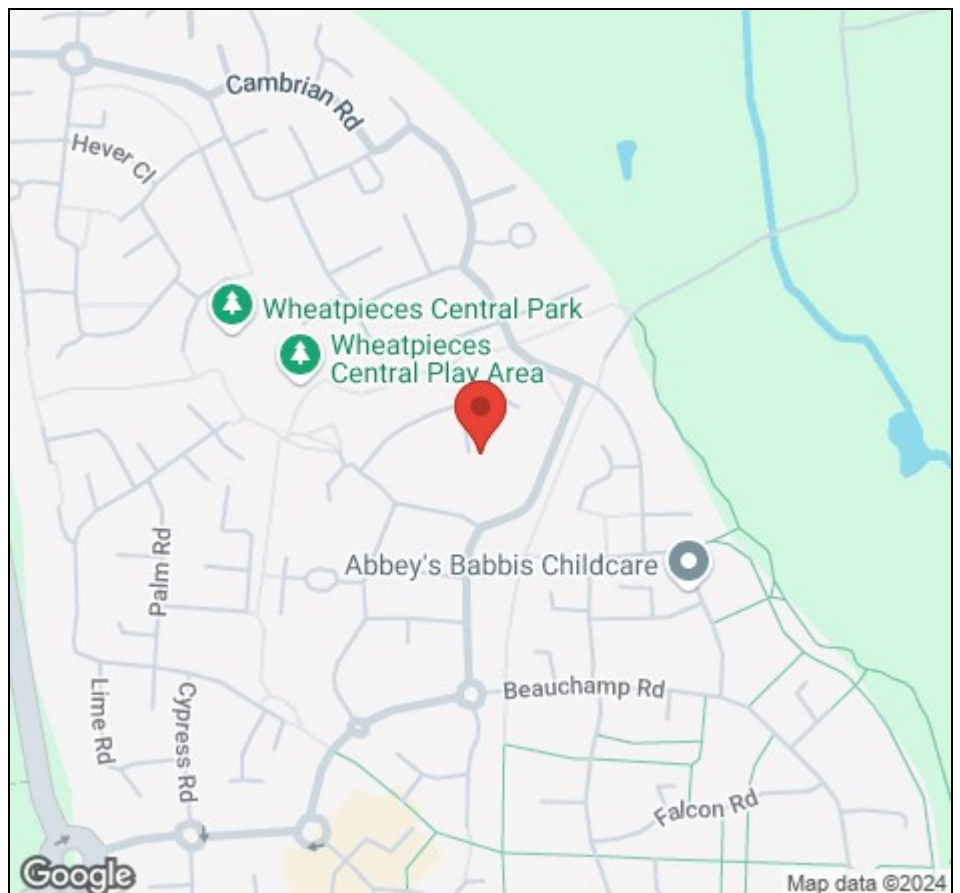
9'07 x 11'11 (2.92m x 3.63m)

### Bedroom 2

8'10 x 9'08 (2.69m x 2.95m)

### Bathroom

6'04 x 6'04 (1.93m x 1.93m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: [info@tagestateagents.co.uk](mailto: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.