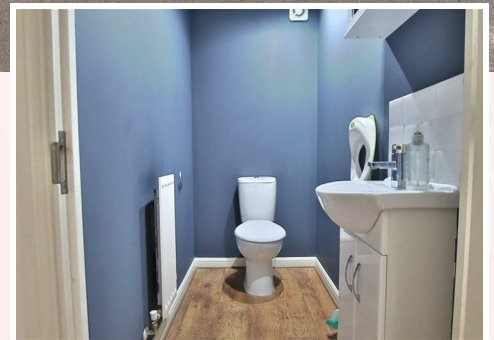




# tag

estate agents



**11 Crown Road, Tewkesbury, GL20 7TL**  
**Asking Price £310,000**

**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

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Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		74	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Situation

Crown Road 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 rated 'Good' and the community centre which holds various activities on a regular basis.

## PROPERTY SUMMARY

- Three Bedrooms With Storage
- Main Bedroom with En Suite
- Kitchen/Dining Room
- Separate Dining Room/Study
- Downstairs Cloakroom
- Living Room
- Family Bathroom
- Garage & Parking
- Double Glazing & Gas Central Heating
- Council Tax Band C

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.



### Description

TAG Estate Agents is thrilled to present this charming three-bedroom, three-storey townhouse that is ideal for family living. This lovely property is situated in the Walton Cardiff development.

Upon entering, the ground floor greets you with a welcoming entrance hall leading to a cozy study/dining room and a well-appointed kitchen/dining room with integrated appliances, offering access to the rear garden and garage.

Moving upstairs, the first floor features a living room and the third bedroom with storage cupboards.

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

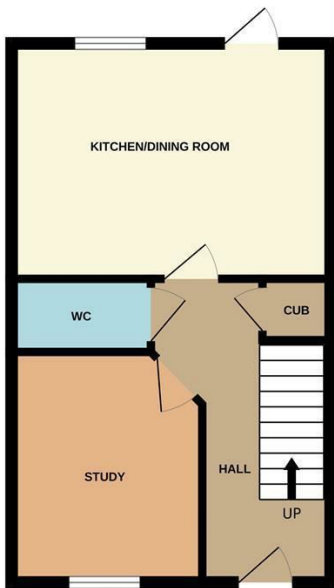
This family-friendly home comes complete with gas central heating and double glazing for year-round comfort.

Outside, there's a garage and a parking space, perfect for family vehicles and activities.

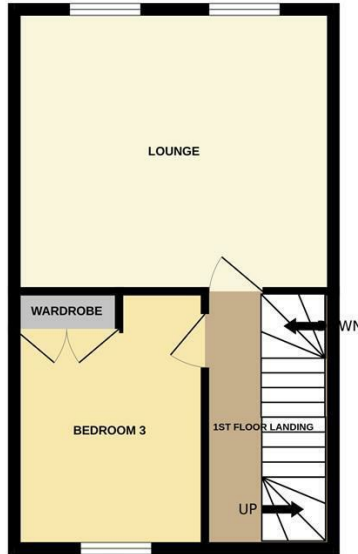
Call us today to book your viewing!



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 11'00 (4.55m x 3.35m)

### Study / Dining Room

10'08 x 8'11 (3.25m x 2.72m)

### Cloakroom

6'05 x 3'00 (1.96m x 0.91m)

### Lounge

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

### Bedroom 3

10'02 x 8'11 (3.10m x 2.72m)

### Bedroom 1

9'02 x 13'03 (2.79m x 4.04m)

### En Suite

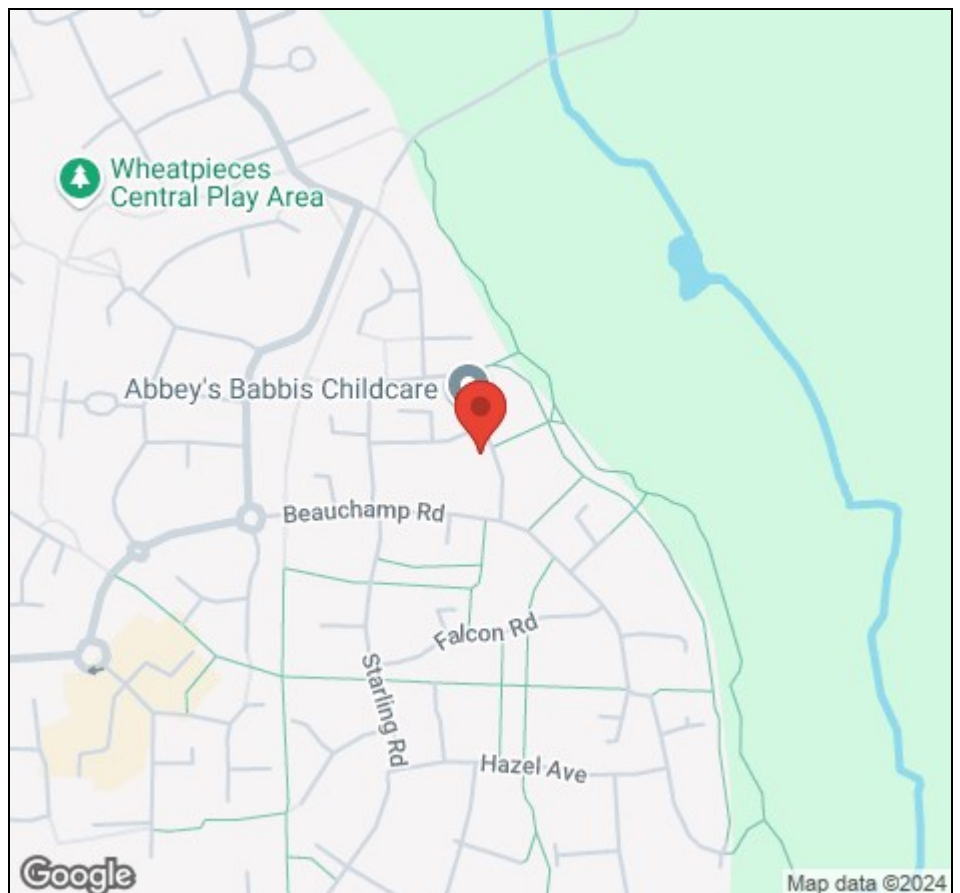
5'07 x 6'01 (1.70m x 1.85m)

### Bedroom 2

10'02 x 11'03 (3.10m x 3.43m)

### Bathroom

5'07 x 6'08 (1.70m x 2.03m)



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.