



tag

estate agents



47 Bluebell Road, Tewkesbury, GL20 7FE
Asking Price £260,000

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	84	
(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

Bluebell 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 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
 Lounge / Dining Room
 Downstairs WC
 Family Bathroom
 Double Glazing
 Gas Central Heating
 Off Road Parking
 Council Tax Band B



Description

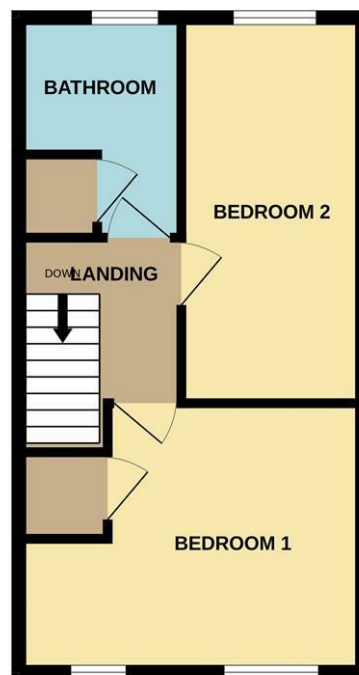
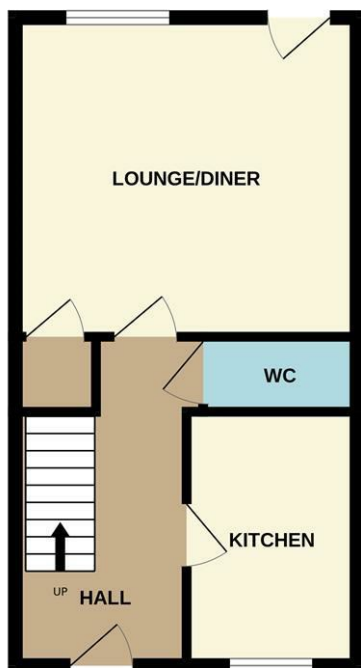
TAG Estate Agents are pleased to present an opportunity to purchase a two-bedroom semi-detached home located on the Tewkesbury Meadow Estate.

Upon entering the property, you will find a kitchen at the front. From here, a door leads to the downstairs cloakroom. The lounge diner is situated at the rear and features patio doors that open onto the rear garden.

The first floor comprises two bedrooms, both with wardrobes and a fitted family bathroom completes this floor.

This property offers off-road parking for two vehicles, a low-maintenance rear garden, gas central heating, and double glazing.

Call our office today to schedule your viewing appointment!



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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Lounge / Diner

13'08 x 12'09 (4.17m x 3.89m)

Kitchen

6'10 x 10'02 (2.08m x 3.10m)

Cloakroom

6'02 x 3'00 (1.88m x 0.91m)

Bedroom 1

10'09 x 10'02 (3.28m x 3.10m)

Bedroom 2

7'03 x 15'05 (2.21m x 4.70m)

Bathroom

6'03 x 5'06 (1.91m x 1.68m)



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.