



tag

estate agents



14 Hazel Avenue, Tewkesbury, GL20 7TU
Asking Price £269,500

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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	78	
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

Hazel Avenue 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 CHAIN

Three Bedrooms

End Terrace House

Living Room

Kitchen

En Suite

Garden

Garage & Off Road Parking

UPVC Double Glazing & Gas Central Heating

Council Tax Band C



Description

NO ONWARD CHAIN

Well presented, **THREE BEDROOM**, three storey, end of terrace town house. The property is located on the popular residential development of Walton Cardiff.

The accommodation comprises of an entrance hall, open plan kitchen/dining room with a door leading into the inner hallway, from here you will find the downstairs WC and a door into the rear garden.

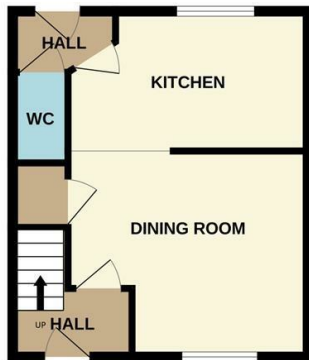
On the first floor is the lounge, the third bedroom and an upstairs cloakroom. Occupying the top floor are bedrooms one and two both of which have built-in wardrobes with bedroom one having the added benefit of an en suite shower room, a family bathroom completes this floor.

The property is further complemented by UPVC double glazing and gas central heating,

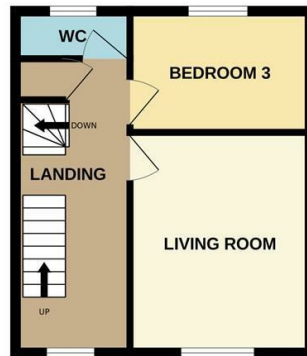
There is a rear garden with a pathway leading to a personal door into the **GARAGE**, there is also off road parking.

Please call our office to arrange your appointment to view this fabulous home.

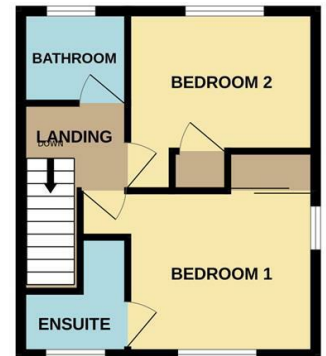
GROUND FLOOR



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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Dining Room

9'10 x 11'06 (3.00m x 3.51m)

Kitchen

7'10 x 10'09 (2.39m x 3.28m)

Cloakroom

5'04 x 3'1 (1.63m x 0.94m)

Living Room

10'01 x 12'04 (3.07m x 3.76m)

Bedroom 3

10'01 x 6'09 (3.07m x 2.06m)

Upstairs Cloakroom

6'05 x 2'8 (1.96m x 0.81m)

Bedroom 1

10'06 x 9'02 (3.20m x 2.79m)

En Suite

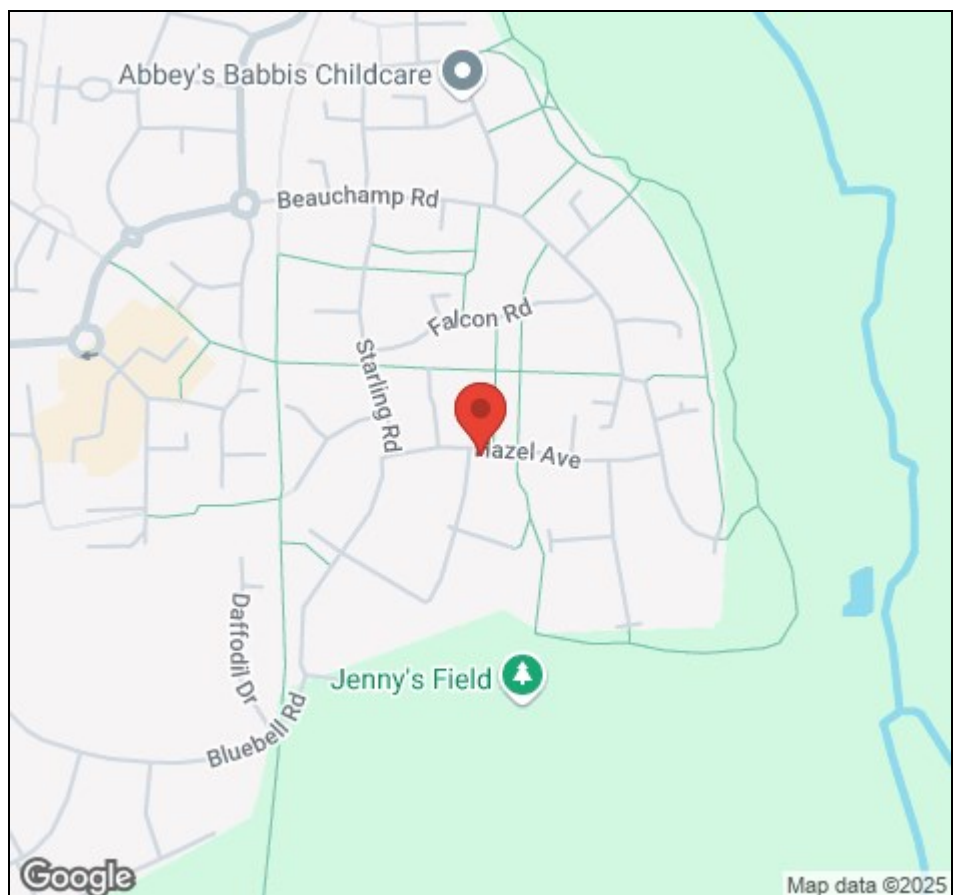
6'00 x 3'7 (1.83m x 1.09m)

Bedroom 2

10'01 x 7'10 (3.07m x 2.39m)

Bathroom

6'04 x 5'04 (1.93m x 1.63m)



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.