



tag

estate agents



24 Columbine Road, Tewkesbury, GL20 7SP
Asking Price £365,000

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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	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

Columbine Road is located on the development of Walton Cardiff. It is within easy walking distance of parks, local shops, takeaways 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

Detached House

Four Bedrooms

Lounge

Kitchen/Dining Room

En Suite Shower Room

Garage

Gas Central Heating & Double Glazing

Utility Room

Council Tax Band C



Description

Offered with ****NO ONWARD CHAIN****, TAG Sales & Lettings are pleased to present this four-bedroom detached family home, situated on the edge of the Walton Cardiff estate.

The accommodation includes a handy downstairs cloakroom for convenience, and the front lounge, brightened by a bay window. At the rear of the house, you'll find a kitchen/diner, along with a useful utility room. Double doors from the dining area give access to the low-maintenance rear garden.

Upstairs, there are three generously sized bedrooms. The master bedroom comes complete with an en suite shower room and fitted wardrobes. A family bathroom completes this floor. The top floor is dedicated to the fourth bedroom.

Additional features include a garage with power and lighting, as well as off-road parking. The property is equipped with gas central heating and double glazing.

Don't miss the opportunity to make this family home yours—book 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 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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Living Room

12'10 x 10'10 (3.91m x 3.30m)

Cloakroom

4'10 x 2'11 (1.47m x 0.89m)

Kitchen/Dining Room

17'11 x 8'04 (5.46m x 2.54m)

Utility Room

5'07 x 5'02 (1.70m x 1.57m)

Bedroom 1

10'08 x 11'01 (3.25m x 3.38m)

En suite

6'04 x 4'04 (1.93m x 1.32m)

Bedroom 2

7'11 x 9'09 (2.41m x 2.97m)

Bedroom 3

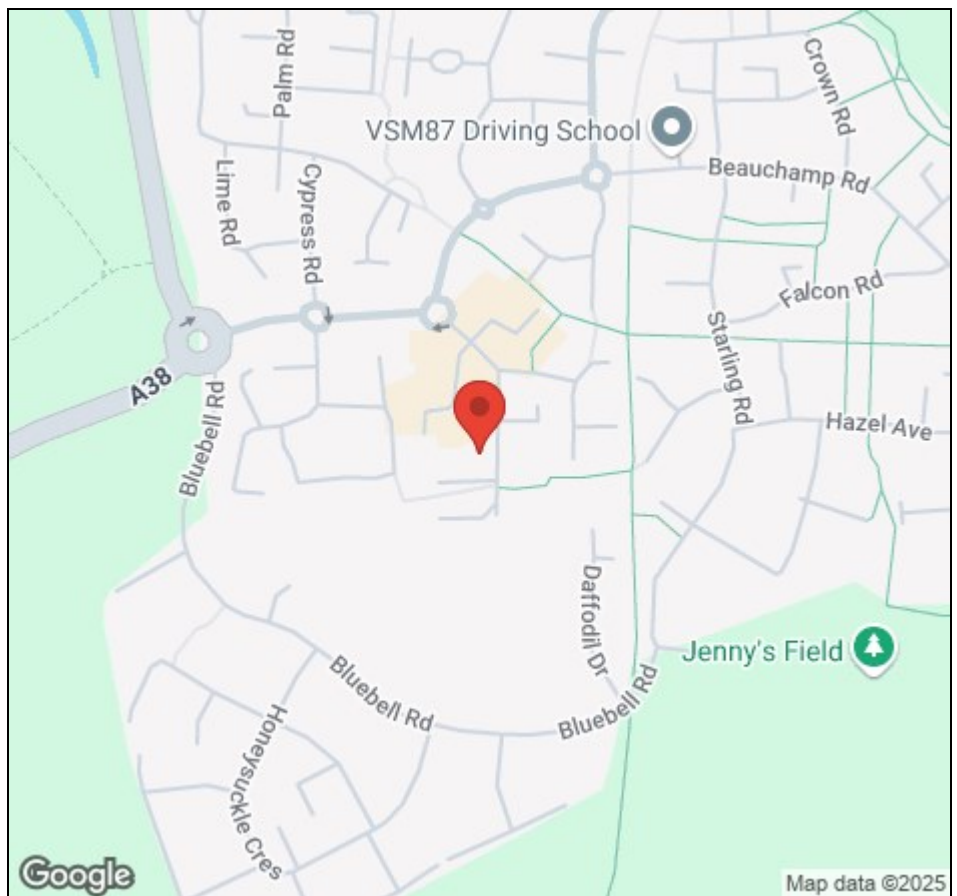
7'11 x 7'11 (2.41m x 2.41m)

Bedroom 4

17'10 x 10'08 (5.44m x 3.25m)

Bathroom

6'06 x 6'04 (1.98m x 1.93m)



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.