



tag

estate agents



4 Willow Drive, Tewkesbury, GL20 7GA
Asking Price £470,000

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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 83 |
| (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

Willow Drive 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

FOUR Bedrooms
 TWO Shower Rooms
 Utility Room
 Downstairs W.C
 Double Garage & Parking
 Rear Garden
 Cul-De-Sac Location
 UPVC D.G & GAS C.H
 Kitchen/Dining Room
 Council Tax Band D



Description

This spacious **FOUR BEDROOM DETACHED** family home is located on the ever popular residential area of Walton Cardiff. The property is situated in cul de sac location.

The accommodation comprises a welcoming entrance hall, refitted downstairs W.C, study to front of the property, front to back lounge with French doors to the rear garden, fitted kitchen/dining room with double oven and integrated dishwasher which also has French doors leading out into the rear garden, where there is a summer house tucked neatly behind the garage.

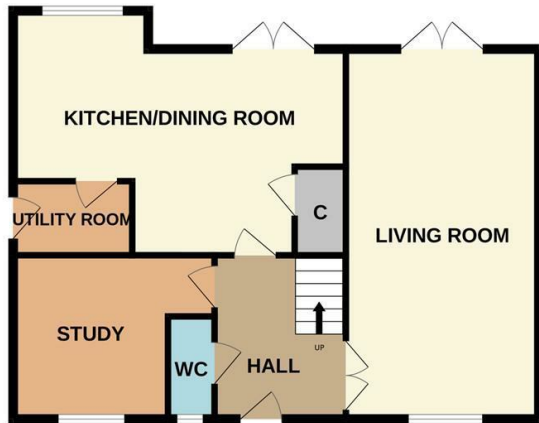
On the first floor there are three double bedrooms, one single bedroom, a refitted family shower room, with the principal bedroom having the added benefit of a refitted en suite shower room.

The property is further complemented by gas central heating, double glazing, enclose rear garden and a **DOUBLE GARAGE** with power and lighting and off road parking with **ELECTRIC CAR CHARGING POINT**.

Viewing comes highly recommended to appreciate exactly what this property has to offer.

Please call our team today to book your appointment to view on 01684 275276.

GROUND FLOOR



1ST 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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Living Room

11'08 x 22'03 (3.56m x 6.78m)

Study

9'01 x 10'03 (2.77m x 3.12m)

Kitchen

20'00 (max) x 9'08 (6.10m (max) x 2.95m)

Utility Room

6'01 x 5'06 (1.85m x 1.68m)

Bedroom 1

10'06 x 13'10 (3.20m x 4.22m)

En Suite

7'07 x 4'04 (2.31m x 1.32m)

Bedroom 2

11'09 x 11'01 (3.58m x 3.38m)

Bedroom 3

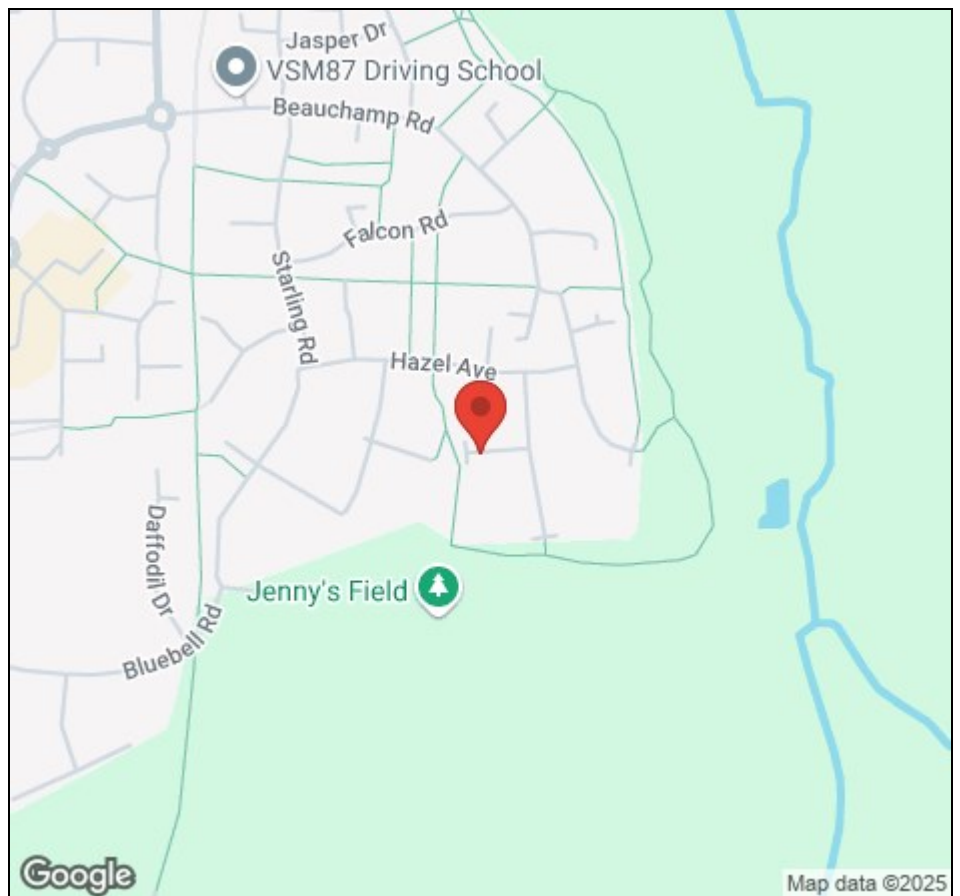
11'08 x 8'04 (3.56m x 2.54m)

Bedroom 4

9'03 x 6'10 (min) 11'036 (max)
(2.82m x 2.08m (min) 3.35m (max))

Shower room

8'09 x 5'11 (2.67m x 1.80m)



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.