



# tag

estate agents



**2 Falcon Road, Tewkesbury, GL20 7TJ**  
**£1,850 PCM**

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**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 |                         |           |
| (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 <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 |   |                         |           |
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## Situation

### PROPERTY SUMMARY

- Detached House
- Double Garage
- Four Bedrooms
- Kitchen/Breakfast Room
- Utility Room
- Three En Suite Shower Rooms
- Family Bathroom
- Front to Back Lounge
- Gas Central Heating and Double Glazing
- Council Tax Band F



## Description

Four bedroom detached house situated on the Walton Cardiff development in Tewkesbury, close to local amenities.

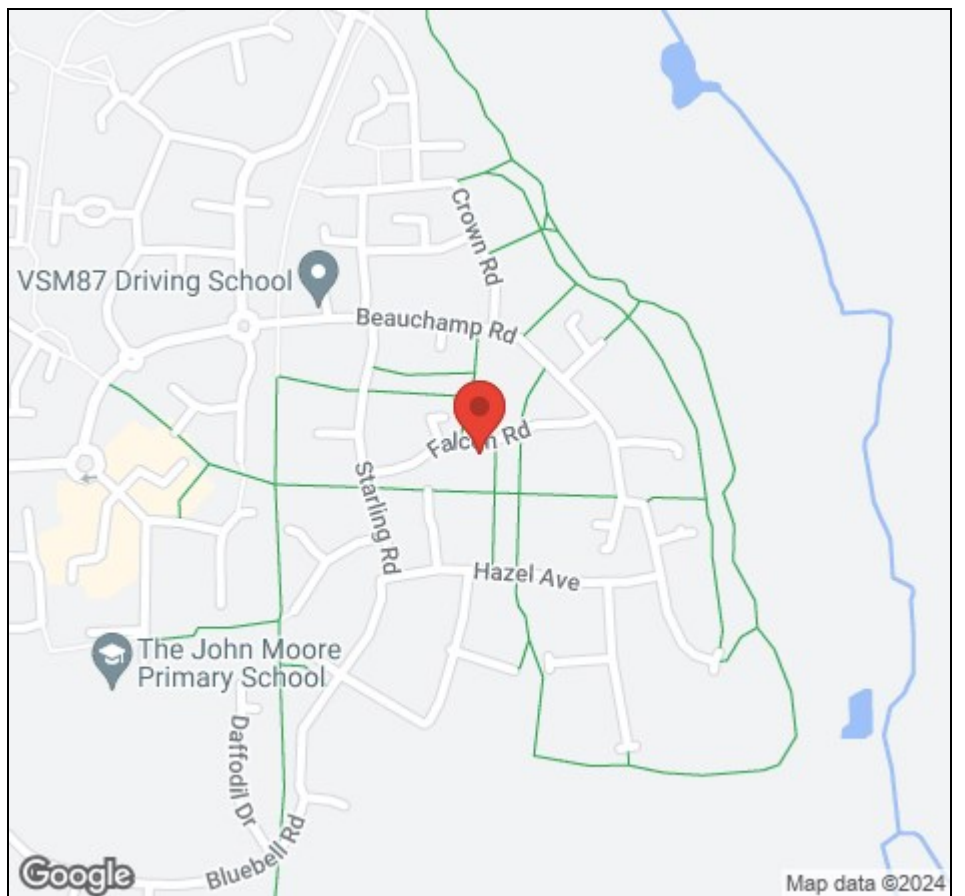
Upon entering the property via the entrance hall there is a downstairs cloakroom, double doors opening into the kitchen/dining room which in turn leads the utility room. Also from the entrance hall door open into the front to back lounge with French doors leading the rear garden.

The first floor accommodates a front to back family/living room, the family bathroom and bedroom two which benefits from built in wardrobes and an ensuite shower room. The spacious landing also houses the airing cupboard and stairs to the second floor.

Occupying the second floor are three further bedrooms, two of which are doubles and the other is a good size single. Bedroom one benefits from built in wardrobes and an ensuite shower room whilst bedrooms three and four have access to a Jack and Jill bathroom.

The rear garden is mainly laid to lawn with a pathway leading you to the side access to the DOUBLE GARAGE, and a gate leading you to the driveway and gates to keep it enclosed.

Available 12th July 2024



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.