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SALES & LETTINGS



27 Daffodil Drive, Tewkesbury, GL20 7FW
Asking Price £269,000

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TAG Residential Lettings Limited. Registered in England No. 05783882
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	96
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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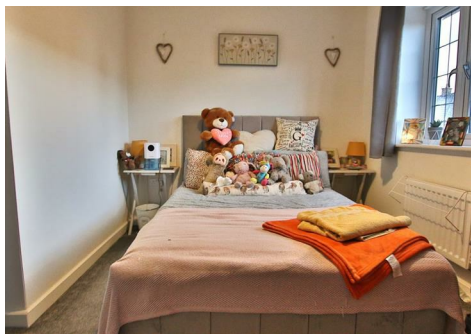
Situation

Daffodil 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

Tewkesbury Meadows Development
 Two Bedrooms
 Kitchen/Dining Room
 Living Room
 Downstairs W/C
 En Suite
 Family Bathroom
 Double Glazing & Gas Central Heating
 Off Road Parking
 Council Tax Band B



Description

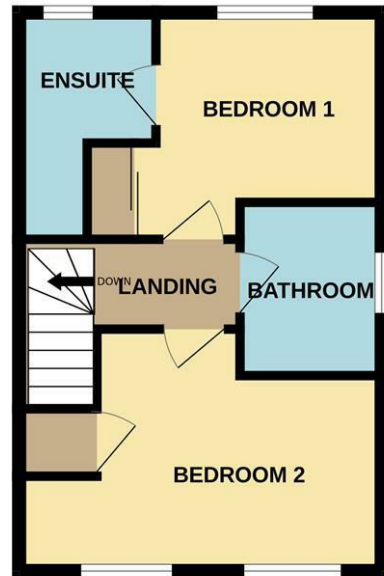
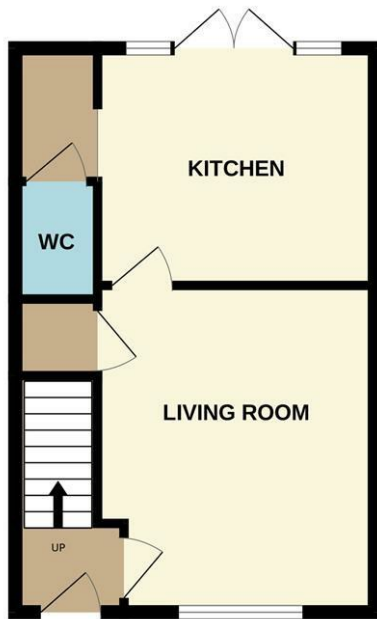
TAG Sales & Lettings is excited to present an opportunity to purchase a two-bedroom semi-detached home located in the newest phase of Tewkesbury Meadow.

Upon entering the property, you will find a living room situated at the front and an open-plan kitchen/diner at the rear. This space also includes a small utility area and a convenient downstairs cloakroom.

On the first floor, there are two bedrooms. The master bedroom features an en suite bathroom and a fitted wardrobe. A family bathroom, also fitted, completes this floor.

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

This contemporary home must be viewed to be fully appreciated. Call our office today to schedule an 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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Living Room

13'06 (max) x 11'06 (max) (4.11m (max) x 3.51m (max))

Kitchen / Dining Room

11'04 x 9'10 (3.45m x 3.00m)

Utility

3'05 x 5'06 (1.04m x 1.68m)

Cloakroom

4'11 x 3'05 (1.50m x 1.04m)

Bedroom 1

9'04 x 7'10 (2.84m x 2.39m)

En Suite

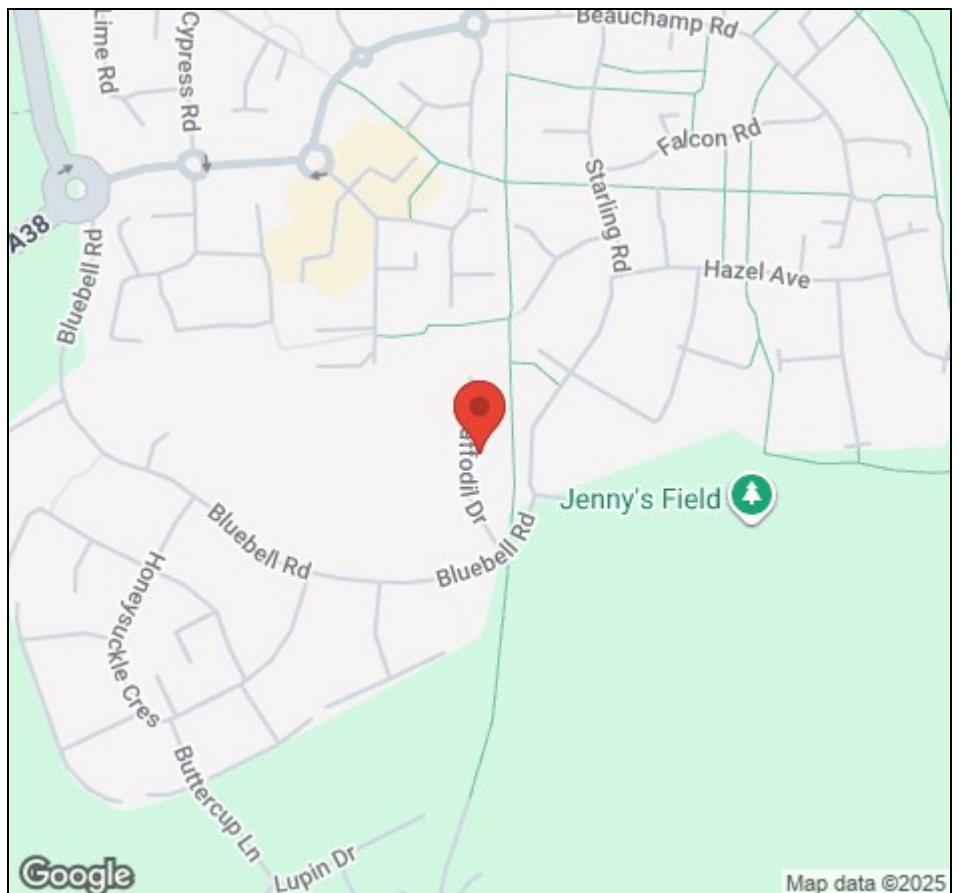
5'04 x 5'01 (1.63m x 1.55m)

Bedroom 2

11'10 x 8'02 (3.61m x 2.49m)

Bathroom

7'02 x 5'07 (2.18m x 1.70m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: info@tagsalesandlettings.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 Residential Lettings LTD.