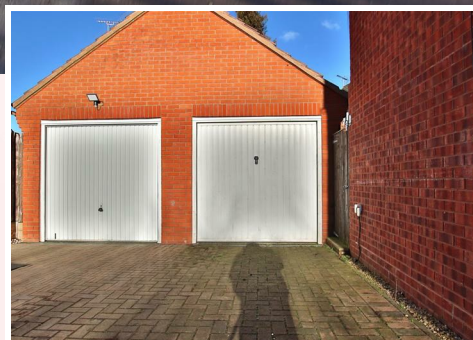




**SALES & LETTINGS**

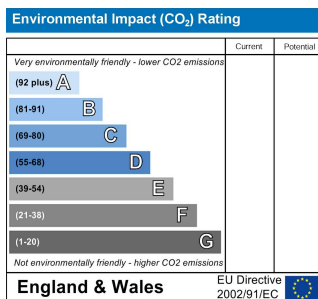
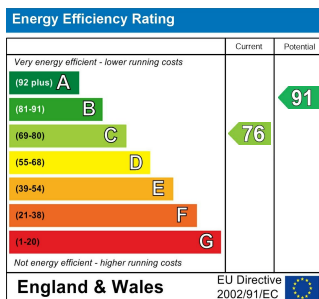


**3 Nightingale Way, Tewkesbury, Gloucestershire GL20 7TW**  
**Asking Price £275,000**

**Tewkesbury:** The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



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



## Situation

Nightingale Way 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 Onward Chain
- Lounge
- Kitchen/Dining Room
- Downstairs W.C
- Three Bedrooms
- En Suite Shower Room
- Family Bathroom
- Gas Central Heating & Double Glazing
- Garage & Garden
- Council Tax Band C



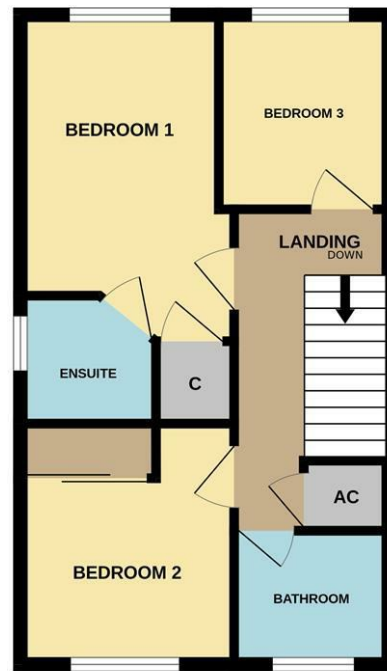
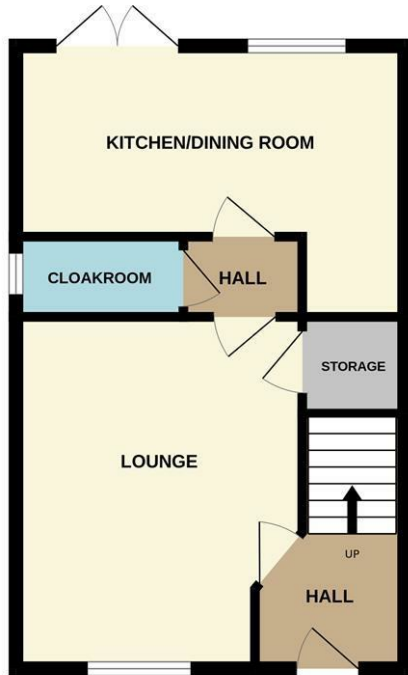
### Description

TAG Sales & Lettings is delighted to present this three-bedroom, semi-detached family home located in Walton Cardiff. The property features a garage and parking and is available for sale with NO ONWARD CHAIN!

On the ground floor, you'll find a spacious living room, a convenient downstairs cloakroom, and a fitted kitchen that includes double doors leading to the rear garden.

Upstairs, there are three bedrooms. The main bedroom benefits from an en suite shower room, while Bedrooms 1 and 2 both come with built-in storage. Additionally, there is a family bathroom on this floor.

Don't miss out on this wonderful family home—schedule 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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### Lounge

11'10 (max) x 14'01 (max) (3.61m (max) x 4.29m (max))

### Kitchen/Dining Room

15'01 x 7'09 (4.60m x 2.36m)

### Cloakroom

3'3 x 6'07 (0.99m x 2.01m)

### Bedroom 1

10'02 x 8'03 (3.10m x 2.51m)

### En Suite

5'03 x 5'05 (1.60m x 1.65m)

### Bedroom 2

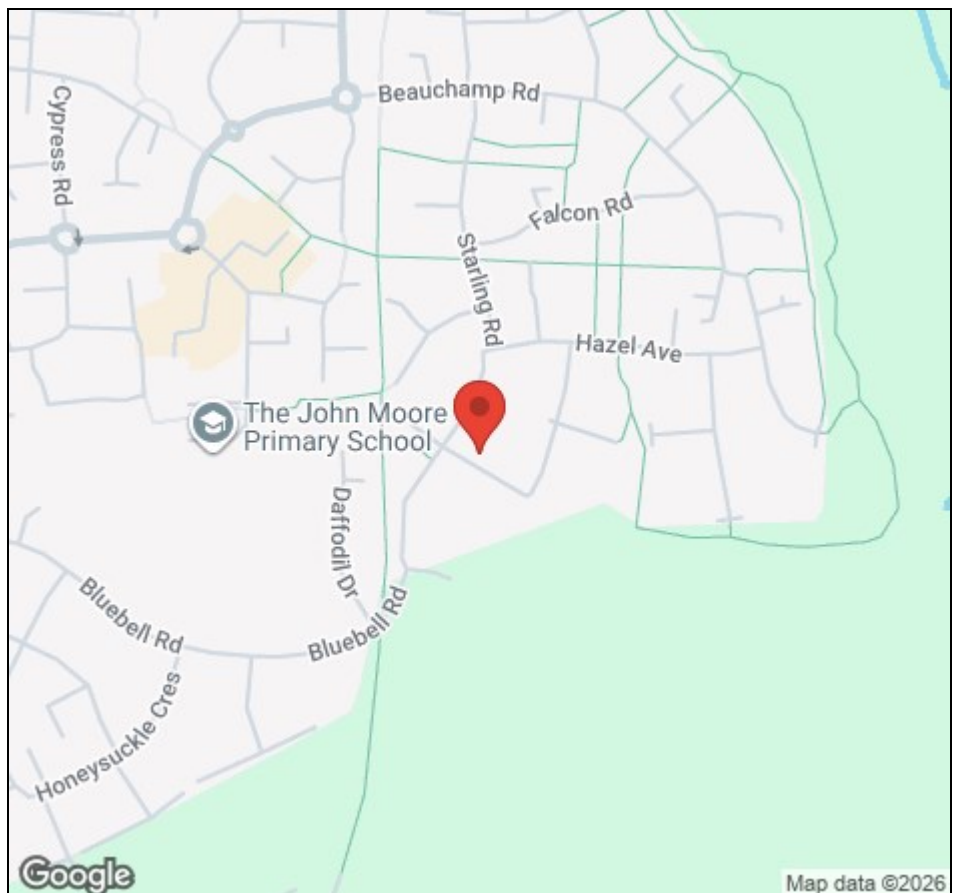
7'06 x 8'08 (2.29m x 2.64m)

### Bedroom 3

6'07 x 7'03 (2.01m x 2.21m)

### Bathroom

6'01 x 6'00 (1.85m x 1.83m)



Viewing strictly by appointment via TAG Sales & Lettings – 01684 275 276

Email: [info@tagsalesandlettings.co.uk](mailto: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.