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SALES & LETTINGS



**9 Columbine Road, Tewkesbury, GL20 7SP**  
**50% Shared Ownership £112,500**

**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





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		
England & Wales	EU Directive 2002/91/EC	

## PROPERTY SUMMARY

50% Shared Ownership  
No Onward Chain  
Mid Terrace House  
Kitchen / Dining Room  
Two Double Bedrooms  
Family Bathroom  
Downstairs WC  
Off Road Parking  
UPVC Double Glazing & Gas Central Heating  
Council Tax Band - B

## 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.



## Description

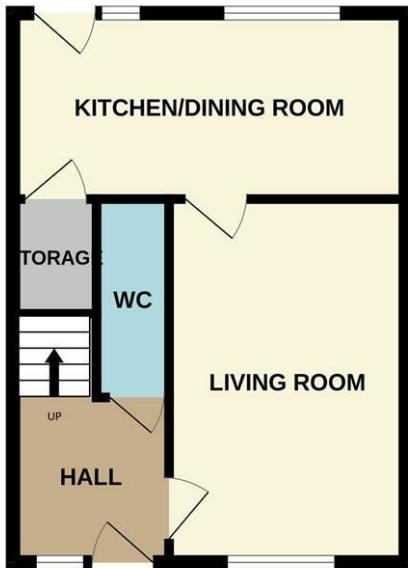
TAG Sales & Lettings are thrilled to present this lovely 2-bedroom family home in the popular development of Walton Cardiff. This cozy house is conveniently located within walking distance to local amenities and a primary school, making it perfect for a growing family. This property is being offered for sale with 50% shared ownership, providing an affordable opportunity for families to own their own home.

As you enter, you'll find an inviting entrance hall with a convenient downstairs toilet, a warm and welcoming lounge, and a spacious kitchen dining room that leads onto the garden, providing a great space for family meals and entertaining.

Upstairs, there are two comfortable double bedrooms, with the main bedroom featuring a built-in wardrobe and a family bathroom, ideal for those with children.

The rear garden is fully enclosed, offering a safe and private space for kids to play, with gated access leading to off-road parking spaces for added convenience. The property is further complemented by UPVC double glazing and gas central heating, providing a cozy and secure environment for the whole family to enjoy.

Buildings Service £3.45 per week  
Man Service £0.23 per week  
Rent £90.98 per week  
Service Charge £2.47 per week



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items in the apartment and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be read as such by any prospective purchaser. The services, drains 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

9'08 x 14'10 (2.95m x 4.52m)

### Cloakroom

8'01 x 3 (2.46m x 0.91m)

### Kitchen / Dining Room

16'01 x 7'07 (4.90m x 2.31m)

### Bedroom 1

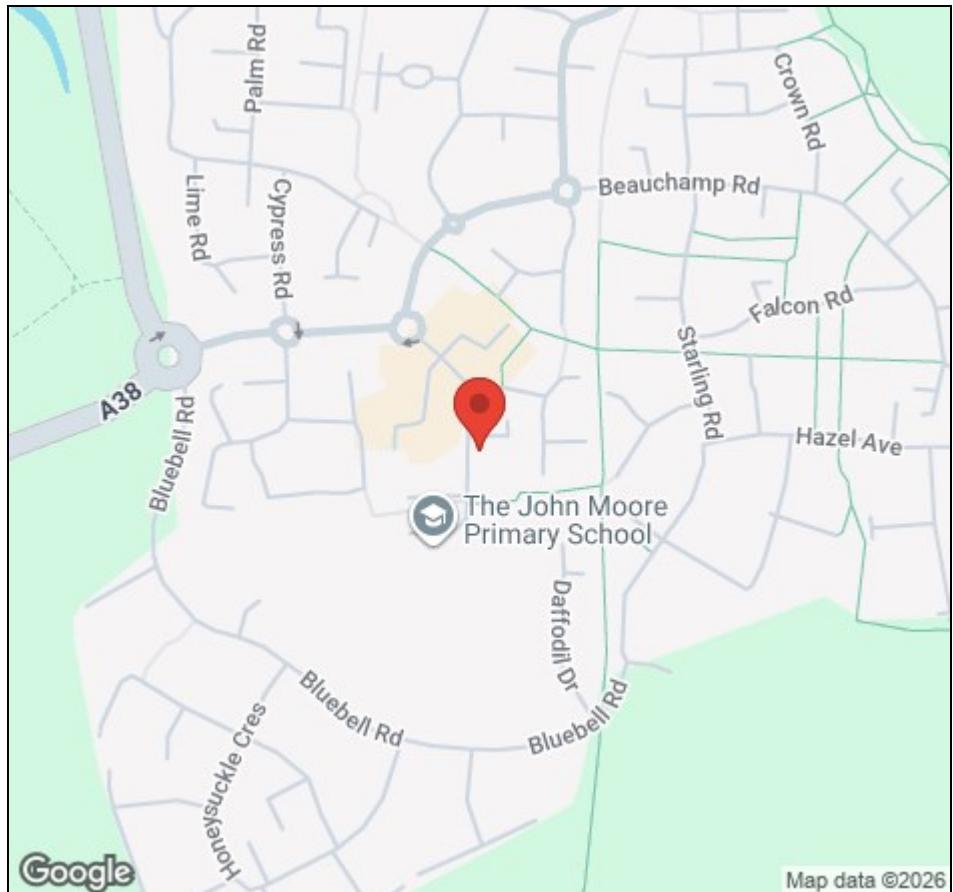
11'00 x 8'06 (3.35m x 2.59m)

### Bedroom 2

9'06 x 11'02 (2.90m x 3.40m)

### Bathroom

6'04 x 6'09 (1.93m x 2.06m)



Viewing strictly by appointment via Tag Estate Agents – 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.