SALES & LETTINGS

2 Gainsborough Walk, Tewkesbury, GL20 7DZ
Offers In Excess Of £280,000

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

The Property Ombudsman

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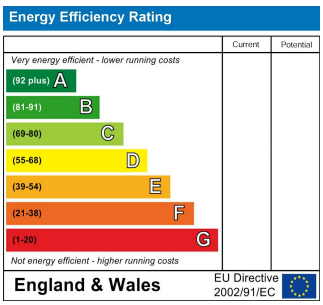
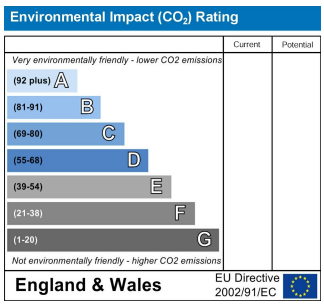




Situation

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

Three Storey Town House
Fabulous Location
Three Bedrooms
Open Plan Living and Kitchen Area
Beautifully Decorated
Council tax C
UPVC Double Glazing
Garage
Off Road Parking

Description

Nestled in the sought-after area of Gainsborough Walk, Walton Cardiff, Tewkesbury, this charming three-storey town house offers a delightful blend of modern living and versatile space. With three well-proportioned bedrooms, one en- suite, one family bathroom and a downstairs WC this home really is perfect for families.

The open-plan kitchen and living layout allows for seamless interaction between the kitchen and living spaces, making it a wonderful hub for family gatherings or social occasions.

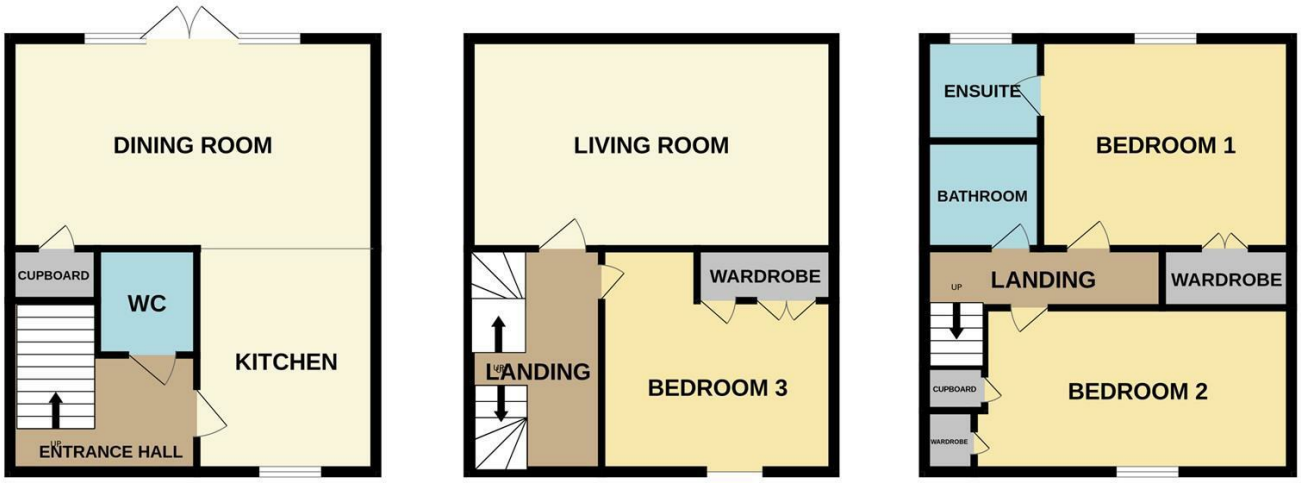
One of the unique aspects of this home is its flexible floor plan. The living room can easily be transformed into a fourth bedroom, catering to your specific needs and lifestyle. This adaptability ensures that the property can grow with you, whether you require additional sleeping space or prefer a dedicated area for relaxation.

Situated in a popular location, this town house is conveniently close to local amenities, schools, and parks, making it an excellent choice for those who value community and accessibility.

The property is further complemented by UPVC double glazing, gas central heating, a garage and off road parking.

Don't miss the opportunity to view this exceptional property and envision the possibilities it holds for you and your family.

GROUND 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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Open plan kitchen/ living
25'9" x 14'9" max (7.85m x 4.50m max)

Living Room
14'9 x 13'1 (4.50m x 3.99m)

Bedroom One
8'11 x 13'0 (2.72m x 3.96m)

Bedroom Two
11'5 x 8'10 (3.48m x 2.69m)

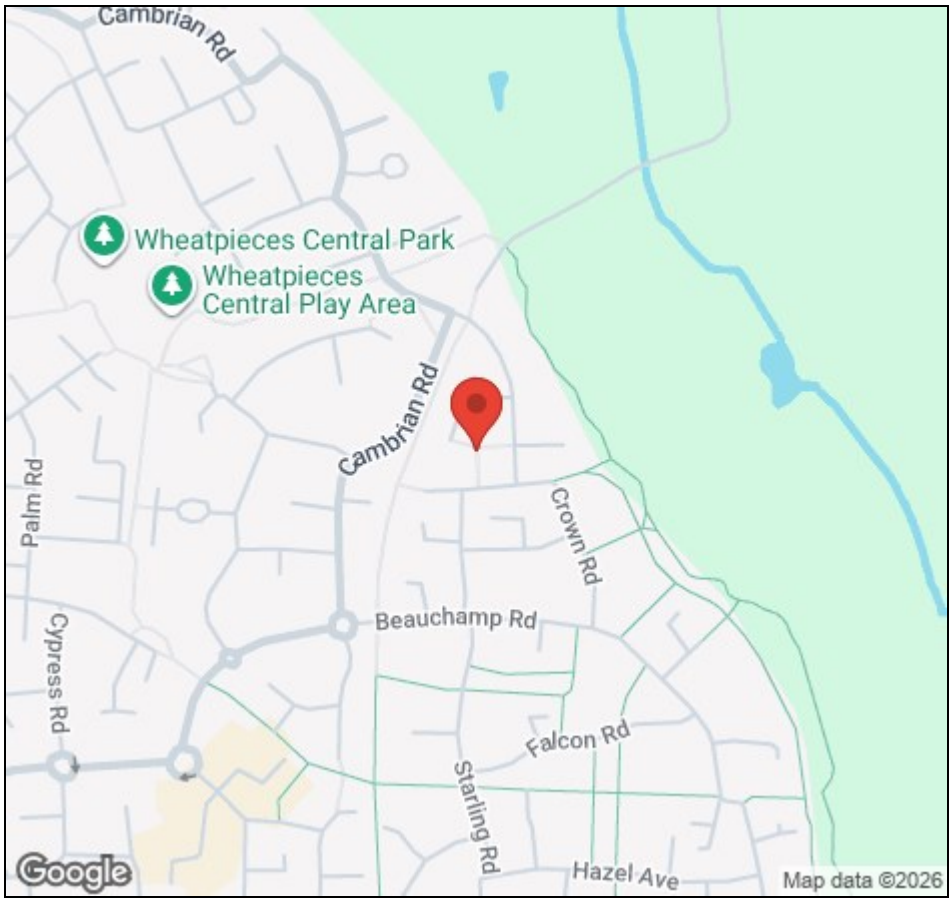
Bedroom Three
8'10 x 10'0 (2.69m x 3.05m)

Bathroom
5'6 x 6'8 (1.68m x 2.03m)

En suite
5'5 x 6'1 (1.65m x 1.85m)

WC
3'9 x 6'3 (1.14m x 1.91m)

Garage
17'7 x 8'5 (5.36m x 2.57m)



Viewing strictly by appointment via TAG Sales & Lettings – 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.