



tag



SALES & LETTINGS



25 Redwing Walk, Tewkesbury, Gloucestershire GL20 7SU
Asking Price £305,000

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661
Walton Cardiff: 4 Columbine Road, Walton Cardiff, Tewkesbury, GL20 7SP. Tel. 01684 295417 Fax. 01684 851780



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
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Situation

Redwing Walk 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 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

Three Bedrooms Detached House

Downstairs Cloakroom

Lounge

Kitchen/Dining Room

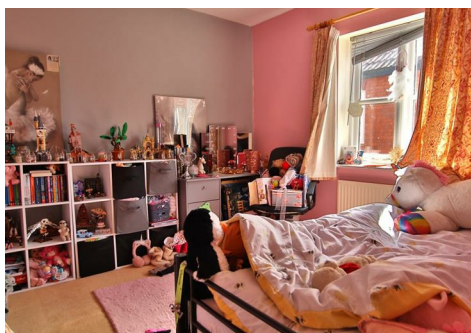
En Suite Shower Room

Family Bathroom

Gas Central Heating

Garage and Off Road Parking

Council Tax Band D



Description

TAG Sales and Lettings is pleased to present this three-bedroom detached family home located in the popular area of Walton Cardiff. This property is offered for sale with no onward chain.

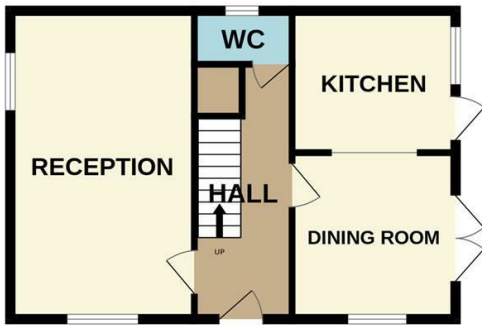
The property features an entrance hall, a downstairs cloakroom, and a spacious front-to-back lounge. The fitted kitchen includes an oven and hob, and there is a dining area with French doors leading to the rear garden.

Upstairs, you will find three bedrooms. The main bedroom comes with fitted wardrobes and an en-suite shower room, in addition to a family bathroom.

The property benefits from gas central heating and double glazing, along with a garage and off-road parking.

Dont miss out, book your viewing today!

GROUND FLOOR



1ST 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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Living Room

10'07 x 17'09 (3.23m x 5.41m)

Kitchen

9'06 x 8'02 (2.90m x 2.49m)

Dining Room

9'07 x 9'04 (2.92m x 2.84m)

Cloakroom

5'08 x 3'1 (1.73m x 0.94m)

Bedroom 1

10'11 (max) x 12'06 (max) (3.33m (max) x 3.81m (max))

En Suite

2'5 x 7'9 (0.74m x 2.36m)

Bedroom 2

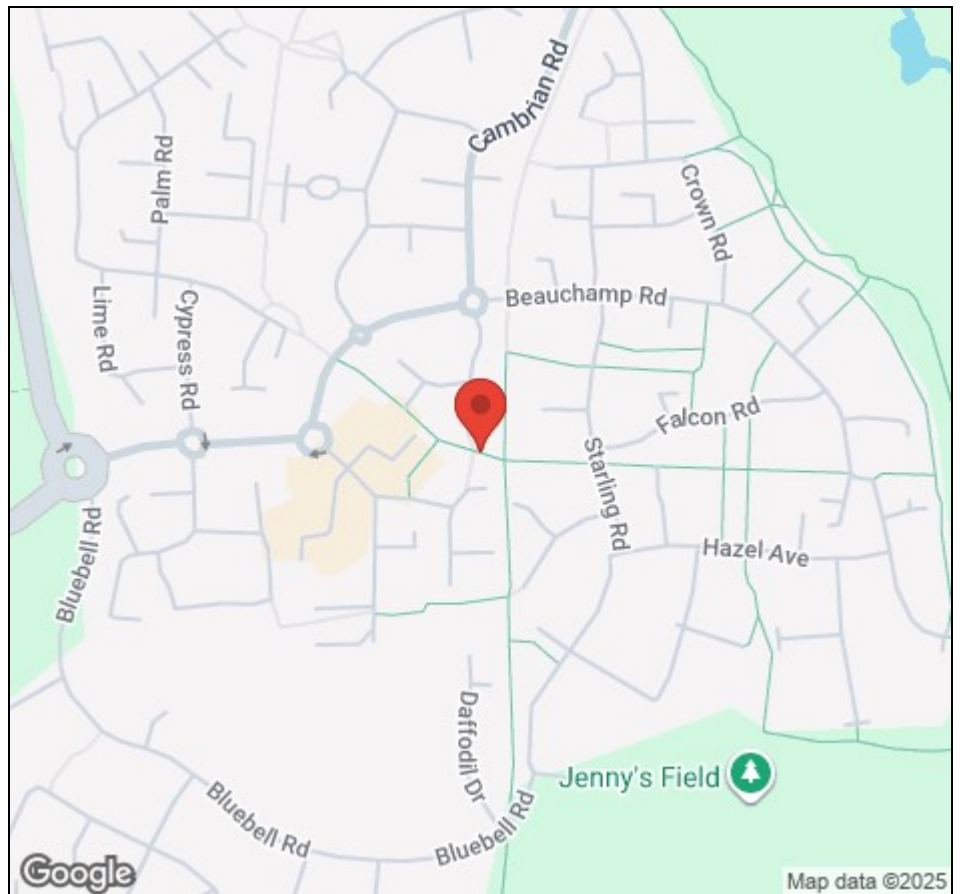
9'10 x 9'08 (3.00m x 2.95m)

Bedroom 3

9'10 x 7'11 (3.00m x 2.41m)

Bathroom

6'2 x 5'9 (1.88m x 1.75m)



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.