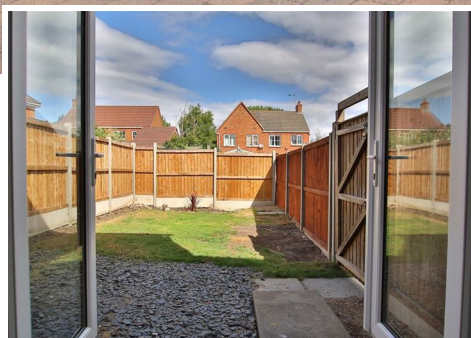




tag



SALES & LETTINGS



2 Byron Close, Tewkesbury, GL20 7SQ
Asking Price £250,000

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

www.tagestateagents.co.uk | info@ancientgrudge.co.uk



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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		84
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

Byron Close is ideally located on the development of Walton Cardiff. It is within 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 CHAIN
 3 Bedroom House
 Kitchen
 Living Room
 Garage
 Off Road Parking
 Garden
 Double Glazing
 Gas Central Heating
 Council Tax Band C



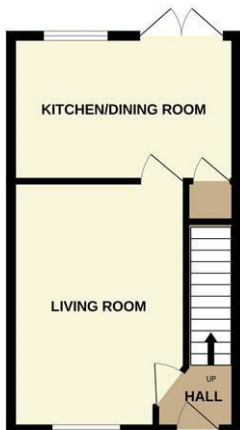
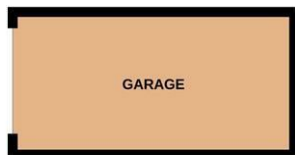
Description

Offered with no onward chain, TAG Sales & Lettings are excited to present this inviting THREE-bedroom home in the sought-after Walton Cardiff development. This family-friendly property is conveniently located near local schools and amenities and is available for sale with no onward chain, making it ideal for families, first-time buyers, or rental investors.

The property features an entrance hall, a cosy lounge with a feature fireplace, and a fitted kitchen/dining room with patio doors that open onto the rear garden, perfect for family gatherings and outdoor activities.

Upstairs, there are two double bedrooms, with the main bedroom benefiting from an en-suite shower room. There is also an additional bright and airy single bedroom and a family bathroom.

Additional features of the property include double glazing, gas central heating, an en-bloc garage with off-road parking for one vehicle, and a rear garden for children to play in and for the whole family to enjoy.



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

14'09 x 10'05 (4.50m x 3.18m)

Kitchen/Dining Room

13'05 x 8'08 (4.09m x 2.64m)

Bedroom 1

8'02 x 11'06 (2.49m x 3.51m)

En Suite

4'11 x 5'01 (1.50m x 1.55m)

Bedroom 2

9'10 x 7'00 (3.00m x 2.13m)

Bedroom 3

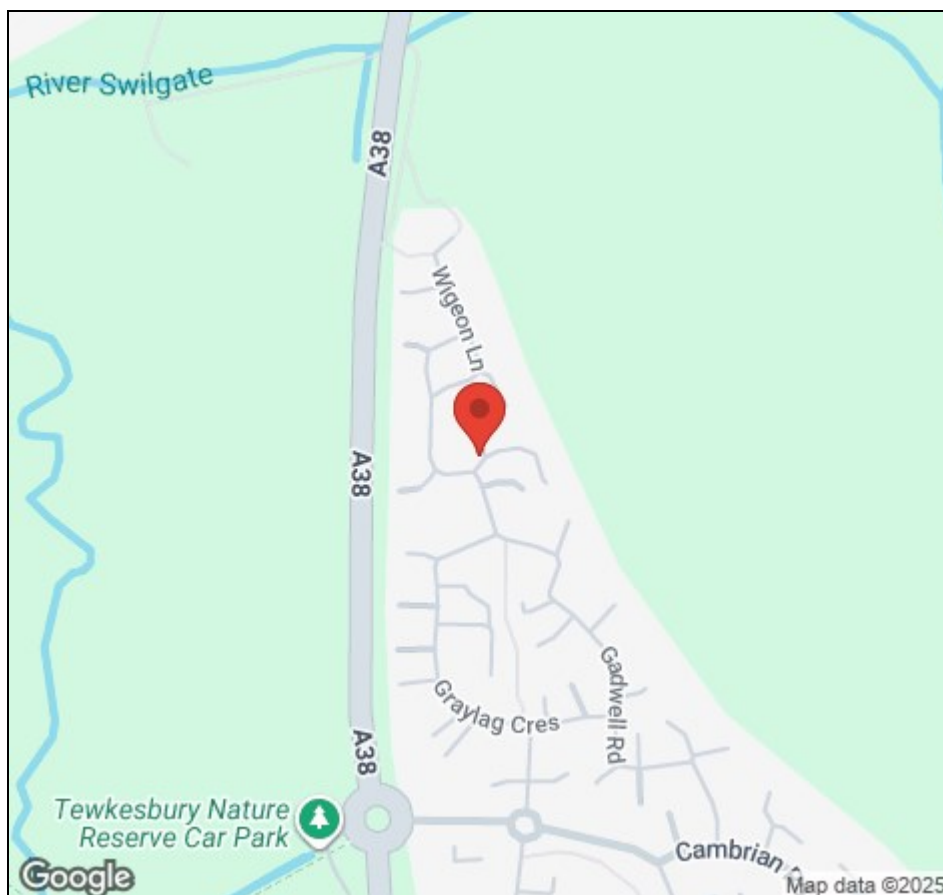
10'01 x 8'00 (3.07m x 2.44m)

Bathroom

6'01 x 6'04 (1.85m x 1.93m)

Garage

8'06 x 16'09 (2.59m x 5.11m)



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.