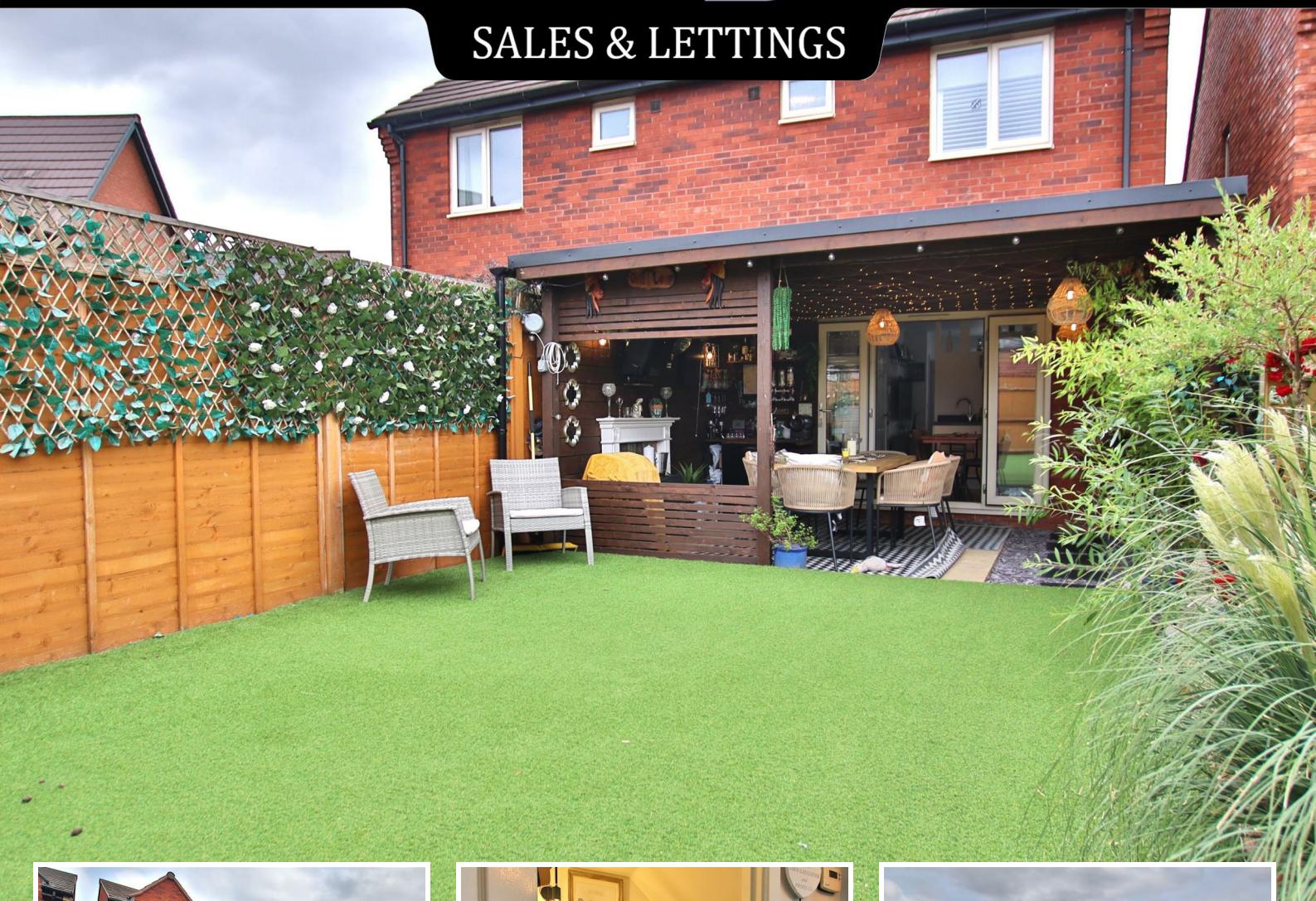




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SALES & LETTINGS



7 Cinnamon Close, Tewkesbury, GL20 7FN
Asking Price £265,000

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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 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	

PROPERTY SUMMARY

Tewkesbury Meadows Development
 Two Bedrooms
 Kitchen/Dining Room
 Living Room
 Downstairs W/C
 En Suite & Family Bathroom
 Planning Permission For Four Square Meter Single Story Extension
 Double Glazing & Gas Central Heating
 Off Road Parking
 Council Tax Band B

Situation

Cinamon Close 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.



Description

TAG Sales & Lettings is pleased to present an opportunity to purchase a two-bedroom semi-detached home in the desirable Tewkesbury Meadow development.

As you enter the property, you'll be greeted by the living room, which is perfect for family gatherings. It features a handy multi use space that is very cleverly being utilised as an office, allowing for a productive work-from-home setup. The kitchen/diner at the rear is complete with a small utility area and a convenient downstairs cloakroom.

Upstairs, you'll find two bedrooms, with the master bedroom featuring its own en suite for added privacy. A family bathroom completes this floor. There is a fully boarded loft space with lighting and drop ladder which provides a good amount of storage.

Outside, this offers off-road parking for two vehicles. The low-maintenance rear garden is perfect for kids to play or for family barbecues, and it comes with recently granted planning permission for a four-square-meter single-storey extension, allowing you to customise your space even further. The property also features Gas Central Heating & UPVC Double Glazing throughout.

Don't miss out—call our office today to schedule your viewing appointment!





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 fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room

10'04 (max) x 14'06 (max) (3.15m (max) x 4.42m (max))

Kitchen

10'04 x 9'08 (3.15m x 2.95m)

Cloakroom

3'3 x 5'5 (0.99m x 1.65m)

Bedroom 1

8'11 x 8'00 (2.72m x 2.44m)

Bedroom 2

10'05 x 8'01 (3.18m x 2.46m)

Bathroom

7'10 x 5'07 (2.39m x 1.70m)



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.