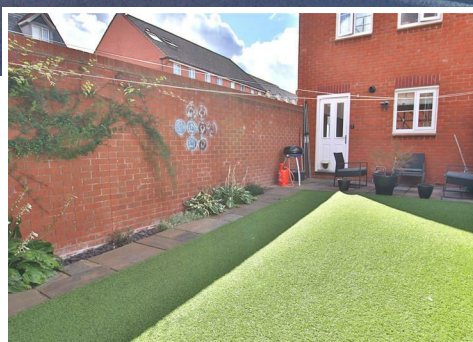




# tag



## SALES & LETTINGS



**7 Henry Crescent, Tewkesbury, GL20 7TN**  
**Asking Price £310,000**

**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		
(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	77	81
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		

## Situation

Henry Crescent is located on the development of Walton Cardiff. It is within easy walking distance of parks, local shops, takeaway and a public house. Its 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.

## PROPERTY SUMMARY

Three Bed Town House  
 Kitchen Breakfast Room  
 Lounge  
 Dining Room  
 Cloakroom  
 En Suite Shower Room  
 Family Bathroom  
 Garden  
 Garage  
 Council Tax Band C





### Description

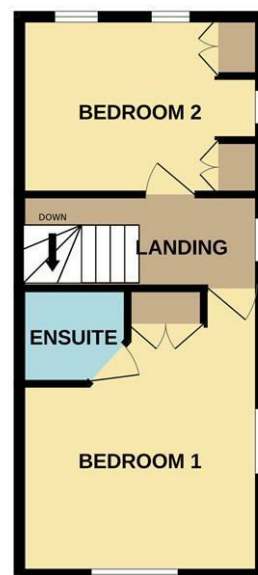
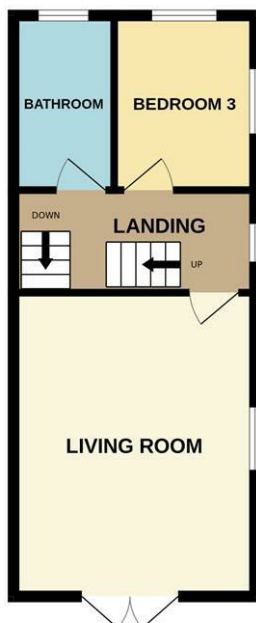
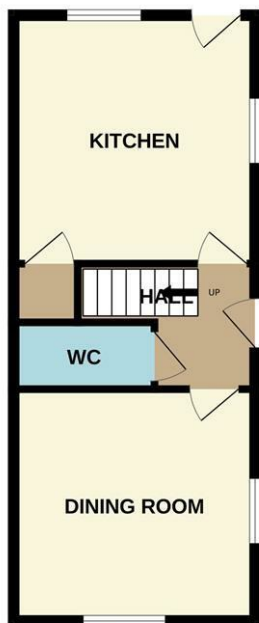
TAG Sales & Lettings is pleased to present this three-bedroom family home located in Walton Cardiff, Tewkesbury.

Upon entering, you are greeted by an entrance hall that leads to a convenient downstairs W.C. The dining room is ideal for family meals and gatherings, and it can also be used as a study. The bright and well-equipped kitchen features a double cooker, an integrated fridge freezer, a dishwasher, and a washing machine. Additionally, the kitchen provides direct access to the garden.

On the first floor, you'll find the lounge, the third bedroom, and a family bathroom. Moving up to the second floor, there are two additional bedrooms, each with built-in wardrobes. The master bedroom includes an en-suite shower room.

This home is equipped with UPVC double glazing and gas central heating. The rear garden boasts a patio seating area, and there is gated pedestrian access leading to an en-bloc garage, with parking available in front.

Don't miss out—book your viewing today!



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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### Kitchen

12'04 x 12'08 (3.76m x 3.86m)

### Dining Room

11'10 x 12'04 (3.61m x 3.76m)

### Cloakroom

3'5 x 7'02 (1.04m x 2.18m)

### Lounge

15'06 x 12'04 (4.72m x 3.76m)

### Bedroom 3

6'11 x 8'11 (2.11m x 2.72m)

### Bathroom

5'02 x 8'11 (1.57m x 2.72m)

### Bedroom 1

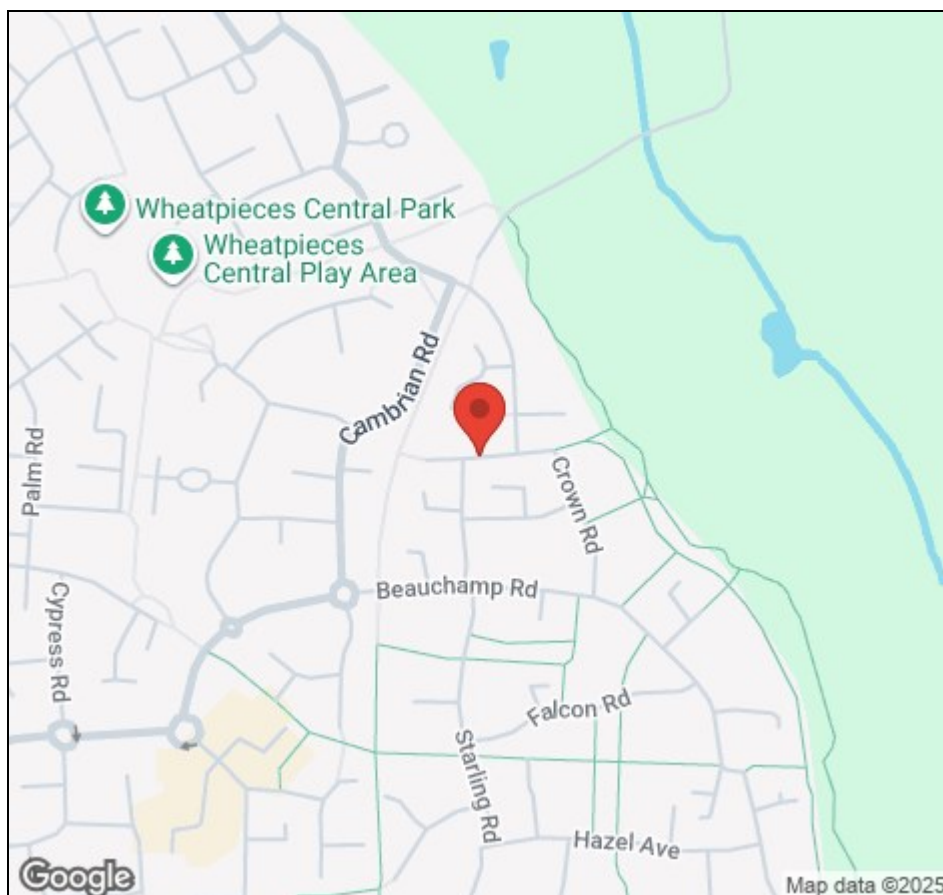
12'01 x 9'09 (3.68m x 2.97m)

### En Suite

5'06 (max) x 4'10 (max) (1.68m (max) x 1.47m (max))

### Bedroom

10'02 x 9'01 (3.10m x 2.77m)



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.