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SALES & LETTINGS

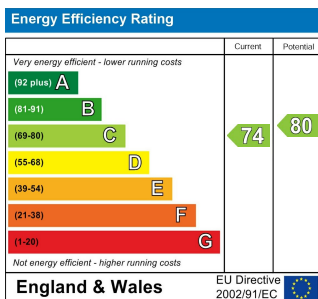


7 Starling Road, Tewkesbury, GL20 7TD
Asking Price £250,000

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



Situation

Starling Road 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.

PROPERTY SUMMARY

NO ONWARD CHAIN

Three Bedrooms

End Terrace House

Living Room

Kitchen

En Suite

Garden

Garage & Off Road Parking

UPVC Double Glazing & Gas Central Heating

Council Tax Band C



Description

****NO ONWARD CHAIN****

This well-presented three-bedroom, three-storey end-of-terrace townhouse is situated in the popular residential development of Walton Cardiff.

The accommodation includes an entrance hall, an open-plan kitchen/dining room, and a door leading to an inner hallway. From here, you will find a downstairs WC and another door leading to the rear garden.

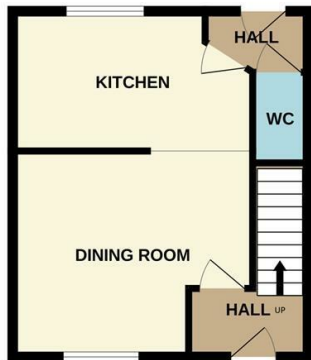
On the first floor, there is a lounge, a third bedroom, and an upstairs cloakroom. The top floor features bedrooms one and two, both equipped with built-in wardrobes. Bedroom one also benefits from an en-suite shower room, while a family bathroom completes this floor.

The property is enhanced by UPVC double glazing and gas central heating.

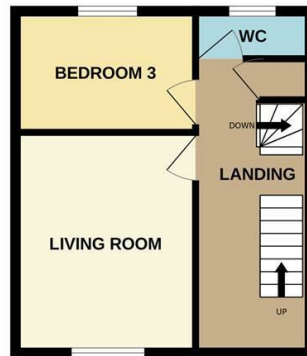
Outside, there is a rear garden with a gate that provides access to the garage. Off-road parking is also available.

Please call our office to arrange an appointment to view this fabulous home.

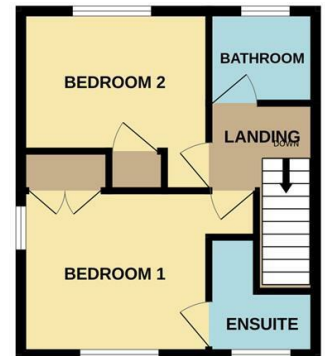
GROUND FLOOR



1ST FLOOR



2ND 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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Dining Room

9'11 x 11'04 (3.02m x 3.45m)

Kitchen

13'05 x 7'08 (4.09m x 2.34m)

Downstairs WC

3 x 4'11 (0.91m x 1.50m)

Living Room

11'05 x 9'10 (3.48m x 3.00m)

First Floor WC

6'04 x 2'10 (1.93m x 0.86m)

Bedroom 3

9'10 x 7'09 (3.00m x 2.36m)

Bedroom 1

9'02 x 10'07 (2.79m x 3.23m)

En Suite

5'11 x 6'00 (max measurements)
(1.80m x 1.83m (max measurements))

Bedroom 2

7'09 x 10'10 (2.36m x 3.30m)

Bathroom

6'05 x 5'06 (1.96m x 1.68m)



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.