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SALES & LETTINGS



**46 Beauchamp Road, Tewkesbury, Gloucestershire GL20 7TA**  
**Asking Price £268,000**

**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	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	

## PROPERTY SUMMARY

NO ONWARD CHAIN

Three Bedroom Semi Detached House

New Carpets & Newly Decorated

Downstairs Cloakroom

Kitchen

Family Bathroom

Garage

Rear Garden

Gas Central Heating & Double Glazing

Council Tax Band

## Situation

Beauchamp Road 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.



## Description

\*\* NEW PRICE \*\* Offered with no onward chain, TAG Sales & Lettings are delighted to present this three-bedroom semi-detached home, perfect for families, in the desirable Walton Cardiff development. Ideally situated near local schools and amenities, this property offers an opportunity for families, first-time buyers, or rental investors.

As you enter, you'll find the entrance hall that leads to a convenient downstairs cloakroom, ideal for busy family life. The front-to-back lounge/dining room is perfect for family gatherings and includes French doors that open into the rear garden. From here, you can access the fitted kitchen, which offers space for a fridge freezer and a washing machine.

Upstairs, there are two generous double bedrooms and a further single bedroom. The family bathroom completes this floor.

Outside, the rear garden is predominantly laid to lawn. The driveway provides parking for two vehicles, and an additional garage offers extra storage.

This home comes equipped with gas central heating and UPVC double glazing. Freshly decorated with new carpets and vinyl flooring, it's ready for you to move in and make your own.

Don't miss this opportunity—book your family 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 inaccuracy. The floorplan is for illustrative purposes only and should not 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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### Lounge / Dining Room

9'10 x 19'06 (max) (3.00m x 5.94m (max))

### Kitchen

7'10 x 7'05 (2.39m x 2.26m)

### Cloakroom

6'05 x 3'3 (1.96m x 0.99m)

### Bedroom 1

9'02 x 10'04 (2.79m x 3.15m)

### Bedroom 2

8'10 x 9'01 (2.69m x 2.77m)

### Bedroom 3

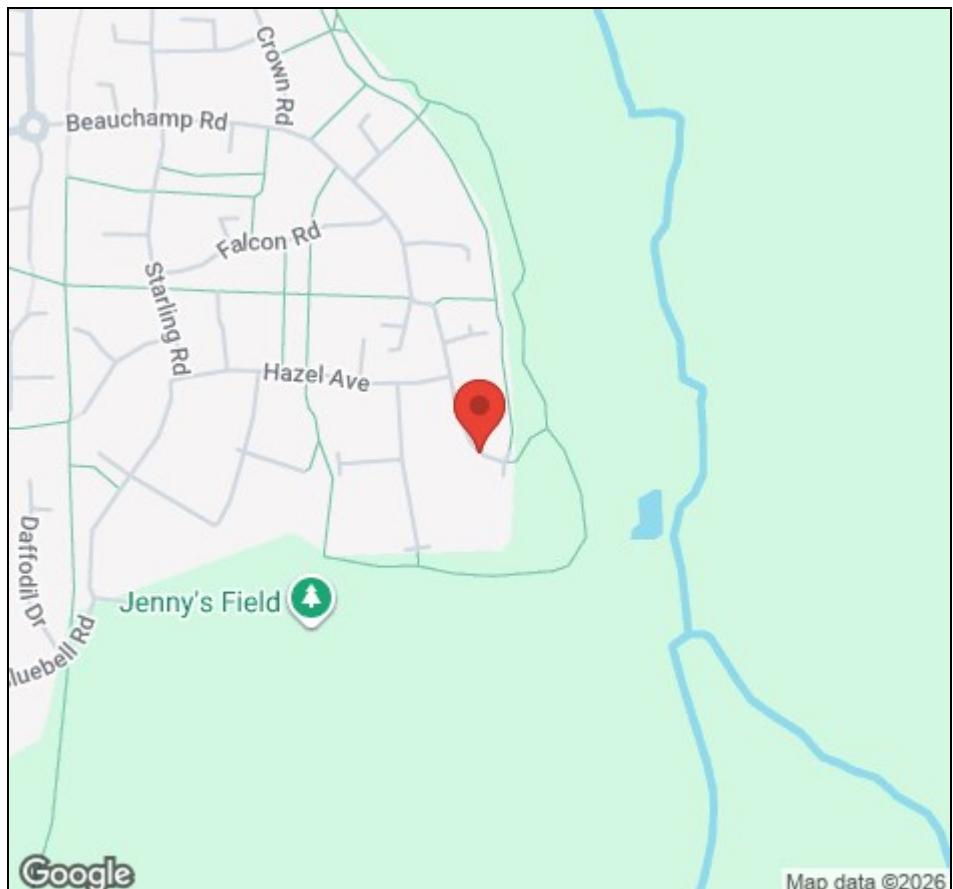
7'11 x 7'05 (2.41m x 2.26m)

### Bathroom

6'05 x 6'02 (1.96m x 1.88m)

### Garage

8'11 x 16'08 (2.72m x 5.08m)



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.