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## SALES & LETTINGS

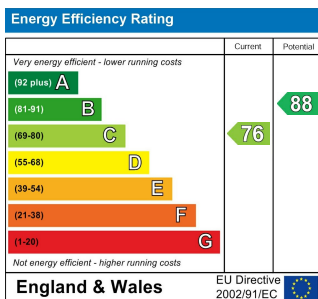


**9 Henry Crescent, Tewkesbury, GL20 7TN**  
**Guide Price £245,000**

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



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Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



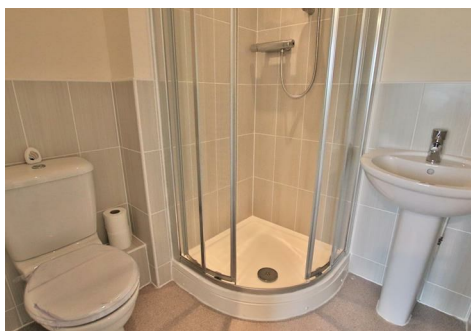
## Situation

Henry Crescent is located on the development of Walton Cardiff. It is within easy walking distance of parks, local shops, takeaways and a public house. It is also within walking distance of John Moore Primary School, Ofsted rated 'Good'. There is a thriving community centre, which holds various activities.

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

- 3 Bedrooms
- Living/Dining Room
- Modern Fitted Kitchen
- En Suite to Principal Bedroom
- Family Bathroom
- First Floor Cloakroom
- Garage & Off Road Parking
- Double Glazing & Gas Central Heating
- No Onward Chain
- Council Tax band C



## Description

This three bedroom, three storey town house, was built by Bovis Homes. The property is situated overlooking a quiet green on the popular Walton Cardiff estate.

Internally, the entrance hall leads into the ground floor, where a useful utility can be found and access to a single garage, which leads out to private off road parking.

Stairs lead to the first floor, welcomed by a light and bright open plan living/dining area, two large patio doors, with Juliet style balconies overlook the rear aspect, allowing plenty of natural light to flood in. A very modern and stylish fitted kitchen, with window overlooking the front, integrated electric oven, gas hob and dishwasher. A cloakroom further compliments this floor.

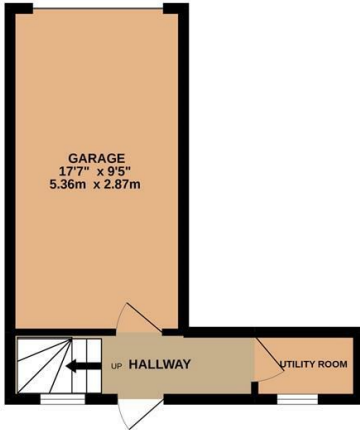
The second floor has three bedrooms, the Principal with built in wardrobe and its own en suite shower room, a further double bedroom and a generous single bedroom can also be found on this floor, along with a family bathroom.

This property is offered with no on going chain.

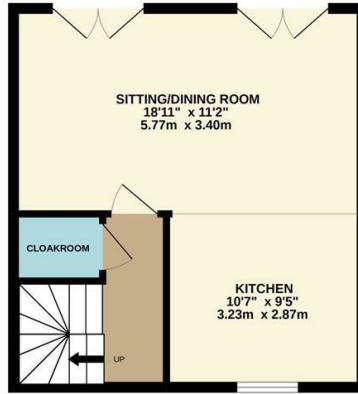
A viewing is strongly advised to see what this property has to offer.

Please note there is no garden and the property incurs a monthly service charge of £16.28.

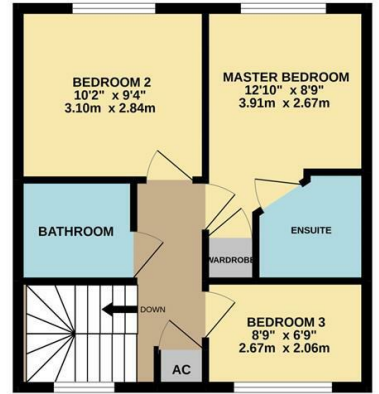
GROUND FLOOR  
234 sq.ft. (21.8 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



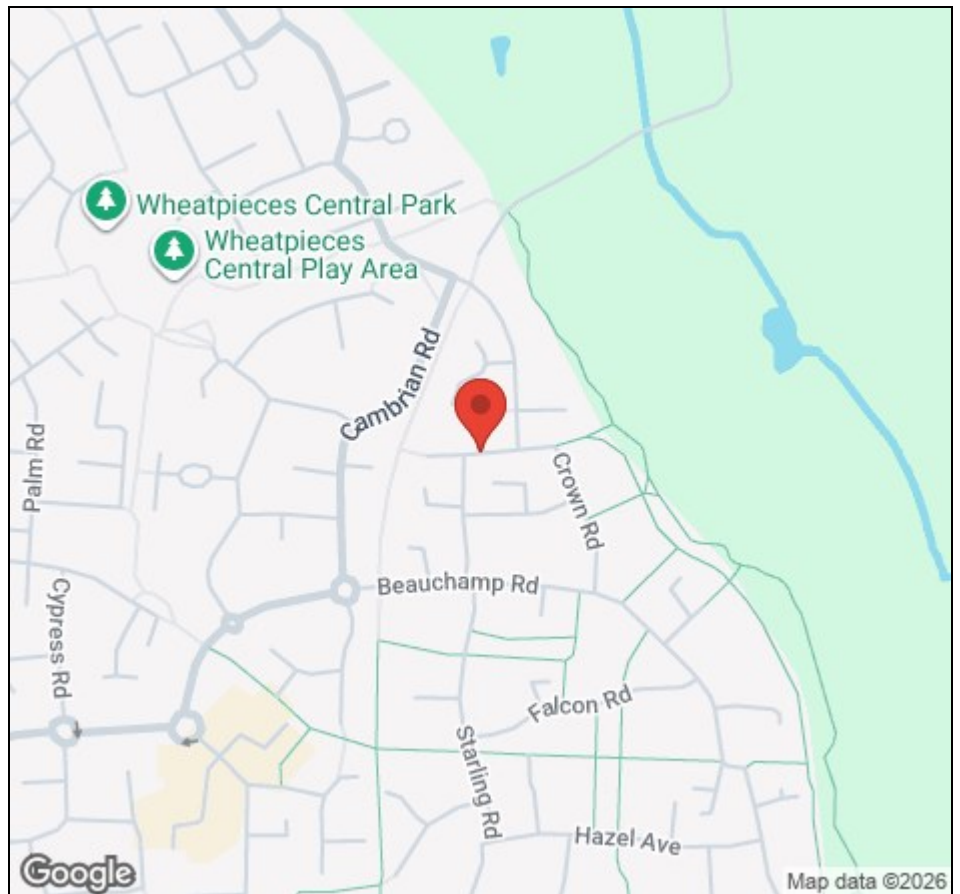
2ND FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 1013 sq.ft. (94.1 sq.m.) approx.

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/Dining Room**  
18'11 x 11'2 (5.77m x 3.40m)
- Kitchen**  
10'7 x 9'5 (3.23m x 2.87m)
- Cloakroom**
- Bedroom One**  
12'10 x 8'9 (3.91m x 2.67m)
- En Suite**
- Bedroom Two**  
10'2 x 9'4 (3.10m x 2.84m)
- Bedroom Three**  
8'9 x 6'8 (2.67m x 2.03m)
- Family Bathroom**
- Utility**
- Garage**  
17'6 x 9'6 (5.33m x 2.90m)



Viewing strictly by appointment via TAG Sales & Lettings – 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.