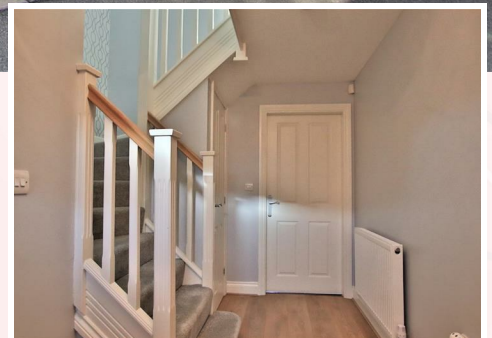




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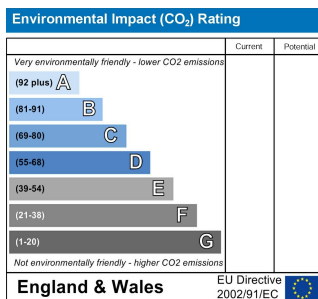
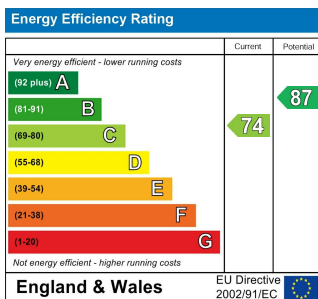
7 Falcon Road Walton Cardiff, Tewkesbury, Gloucestershire GL20 7TJ
£279,950

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661
Walton Cardiff: 4 Columbine Road, Walton Cardiff, Tewkesbury, GL20 7SP. Tel. 01684 295417 Fax. 01684 851780

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



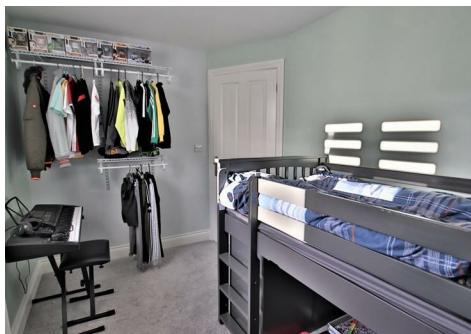
Situation

Falcon 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 rated '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) also, 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

- Semi Detached Home
- Lounge
- Dining Room
- THREE BEDROOMS
- En Suite Shower Room
- Family Bathroom
- Garage & Driveway
- Larger Than Average Garden
- UPVC Double Glazing
- Council Tax Band C



Description

A Semi detached family home located on the popular development of Walton Cardiff.

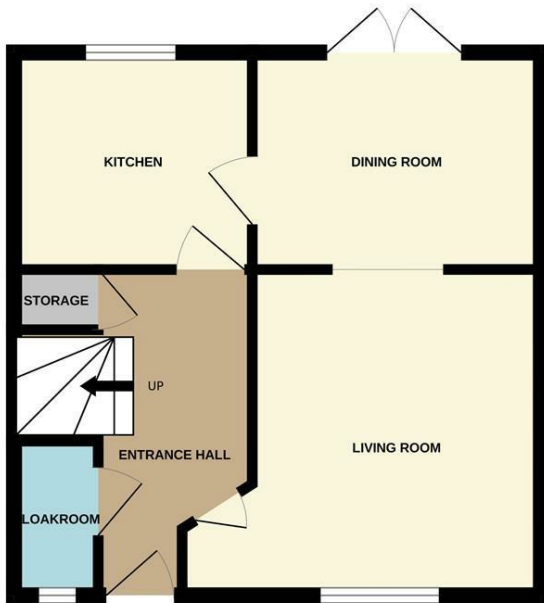
This well presented 3 BEDROOM property briefly comprises entrance hall with down stairs cloakroom and under stairs storage cupboard. Living room with archway to the dining room, which has French doors to the garden. Fitted kitchen with integrated oven and hob.

Upstairs is a spacious family bathroom and three bedrooms with the main bedroom having an en suite shower room and built in wardrobes.

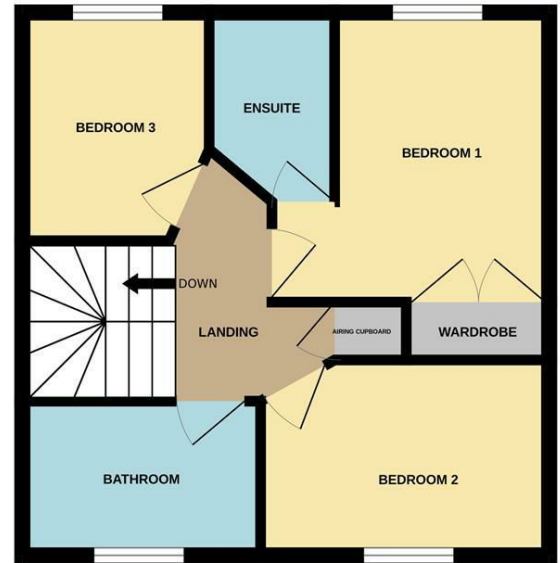
The property is further complimented by a good size enclosed rear garden with decked seating area to the rear, pedestrian access to the driveway and access into a single garage, with power and lighting, UPVC double glazing and gas central heating.

Call our office today for your appointment to view.

GROUND FLOOR



1ST 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.
Made with Metropix ©2023

Kitchen

9'3 x 8'4 (2.82m x 2.54m)

Lounge

12'2 x 12'10 (3.71m x 3.91m)

Dining Room

10'5 x 8'2 (3.18m x 2.49m)

Bedroom 1

11'0 x 10'6 (3.35m x 3.20m)

Bedroom 2

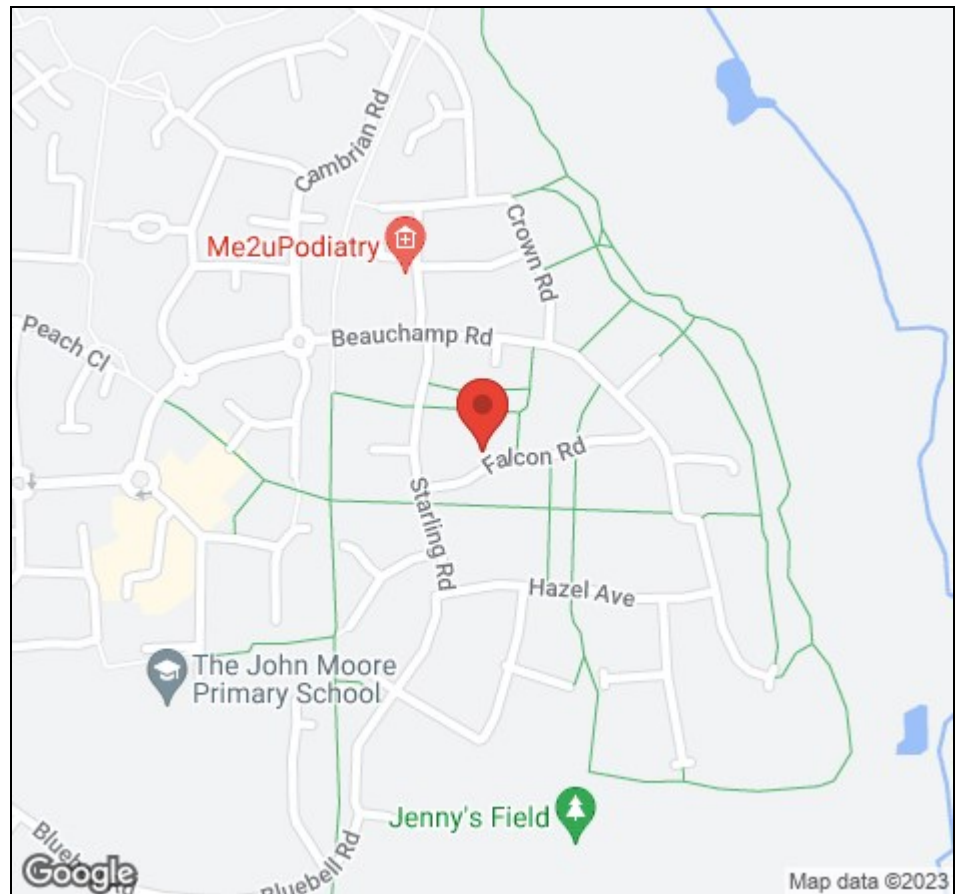
11'3 x 7'4 (3.43m x 2.24m)

Bedroom 3

8'5 x 6'9 (2.57m x 2.06m)

Bathroom

8'10 x 5'9 (2.69m x 1.75m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: info@tagestateagents.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 Estate Agents Ltd.