



SALES & LETTINGS



45 Beauchamp Road, Tewkesbury, GL20 7TA
Asking Price £235,000

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	75	80
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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.

PROPERTY SUMMARY

NO ONWARD CHAIN

Three Bedroom Semi Detached House

Open Plan Living/ Dining Room

Downstairs WC

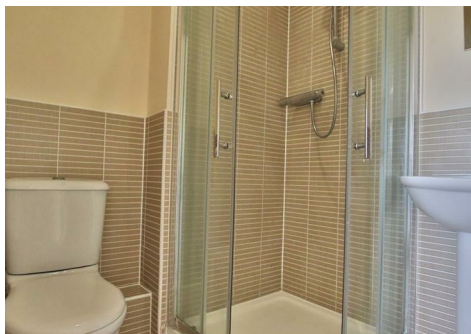
En- Suite

Family Bathroom

Garage

Gas Central Heating & Double Glazing

Council Tax Band C



Description

This three bedroom, three storey town house, was built by Bovis Homes and is offered with no onward chain.

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 single bedroom can also be found on this floor, along with a family bathroom.

Please note there is no garden and there is a maintenance charge of £23.77 pcm payable to First Port for the upkeep of the communal area.



Living/ Dining Room

18'11 x 11'2 (5.77m x 3.40m)

Kitchen

10'7 x 9'5 (3.23m x 2.87m)

WC

3'07 x 4'10 (1.09m x 1.47m)

Bedroom One

12'10 x 8'9 (3.91m x 2.67m)

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

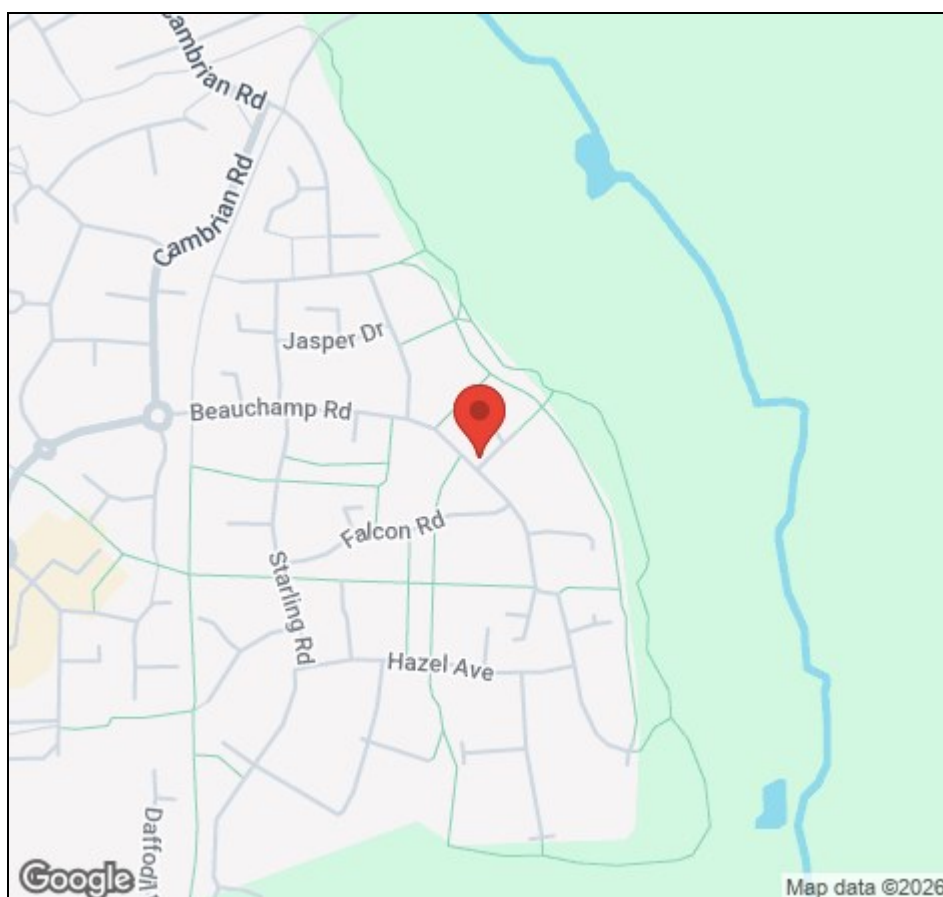
5'10 x 5'08 (1.78m x 1.73m)

Garage

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

En- Suite

5'06 x 5'07 (1.68m x 1.70m)



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.