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## SALES & LETTINGS



**40 Clifford Avenue, Tewkesbury, Gloucestershire GL20 7RW**  
**Asking Price £260,000**

**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  
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| Energy Efficiency Rating                    |                         |                         |
|---------------------------------------------|-------------------------|-------------------------|
|                                             | Current                 | Potential               |
| Very energy efficient - lower running costs |                         |                         |
| (92 plus) A                                 |                         | 88                      |
| (81-91) B                                   |                         |                         |
| (69-80) C                                   | 75                      |                         |
| (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 | 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 | EU Directive 2002/91/EC |

## Situation

Clifford Avenue 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

Two Bedrooms  
Conservatory  
Living Room  
Kitchen  
Family Bathroom  
En - Suite  
South Facing Garden  
Council Tax B  
Off Road Parking  
Garage





## Description

Nestled in the charming area of Walton Cardiff, Tewkesbury, this two-bedroom house on Clifford Avenue offers a perfect blend of comfort and convenience.

The property boasts two reception rooms, the well-appointed conservatory invites natural light, creating a warm and inviting atmosphere throughout the home with the advantage of additional space.

The two generously sized bedrooms are designed for restful nights, the principal bedroom having the advantage of an en-suite bathroom, with an additional bathroom servicing bedroom two, this ensures that morning routines are both efficient and comfortable.

The south-facing garden is a true highlight, offering a sun-drenched outdoor space ideal for gardening enthusiasts or those who simply wish to bask in the sunshine.

Additionally, the property features a garage, providing secure parking and extra storage options. This house is not only a wonderful family home but also a fantastic opportunity for those seeking a peaceful yet accessible location. With its attractive features and prime location, this property is sure to appeal to a variety of buyers. Don't miss the chance to make this lovely house your new home.



## GROUND 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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### Kitchen

8'5 x 7'9 (2.57m x 2.36m )

### Living Room

16'2 x 12'3 (4.93m x 3.73m)

### Conservatory

12'5 x 10'1 (3.78m x 3.07m)

### Bedroom One

12'4 x 11'6 (3.76m x 3.51m)

### Bedroom Two

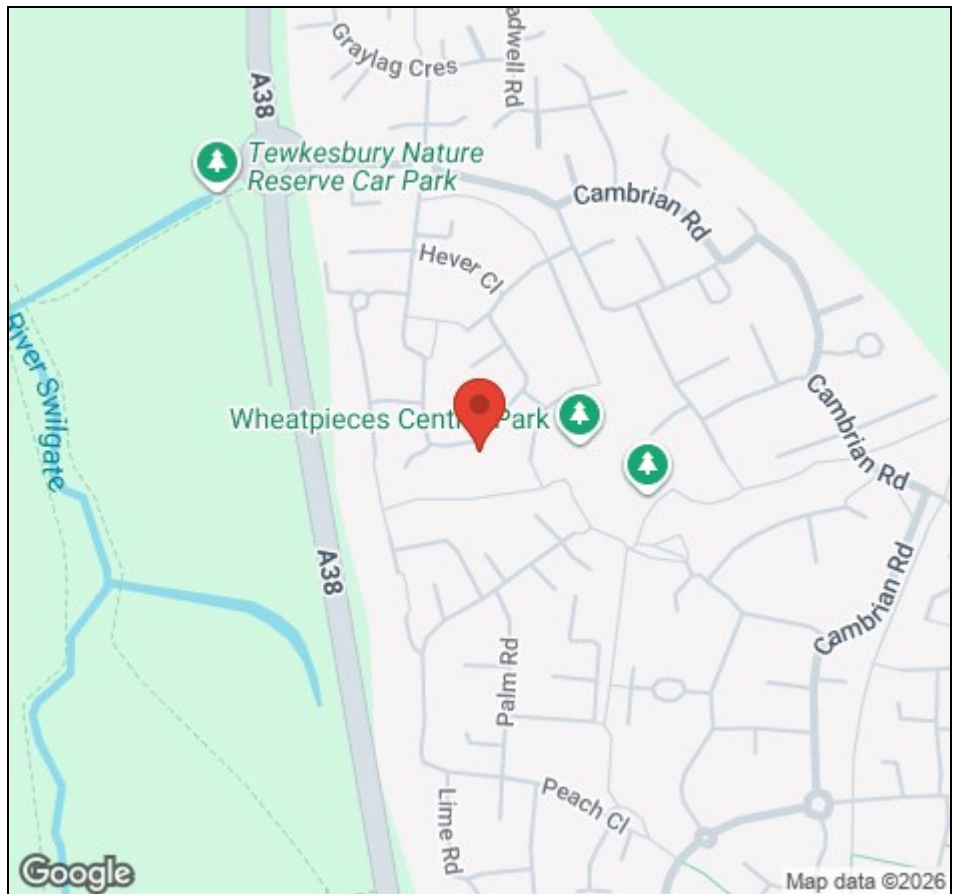
14'2 x 11'10 (4.32m x 3.61m)

### En-Suite

6'3 x 6 (1.91m x 1.83m)

### Bathroom

6'3 x 6 (1.91m x 1.83m )



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.