



# tag



## SALES & LETTINGS



**23 Redwing Walk, Tewkesbury, Gloucestershire GL20 7SU**  
**£1,245 PCM**

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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>89</b>
	<b>73</b>	
England & Wales <small>EU Directive 2002/91/EC</small>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		

## Situation

### PROPERTY SUMMARY

End Of Terrace House  
 Lounge  
 Kitchen/Dining Room  
 Downstairs W.C  
 Three Bedrooms  
 Refitted Bathroom  
 Double Glazing & Gas Central Heating  
 Rear Garden & Garage  
 Available Now  
 Council Tax Band C





### Description

**\*\* NEW PRICE \*\*** This end-of-terrace family home is situated in the popular residential development of Walton Cardiff.

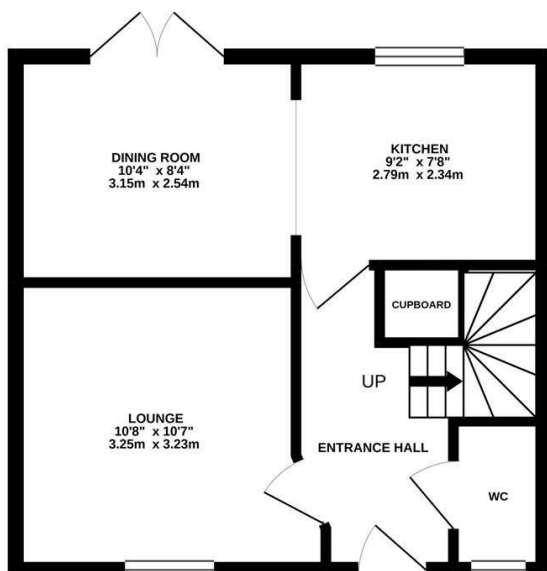
The accommodation includes an entrance hall, a downstairs W.C., a lounge, and a kitchen featuring an integrated electric oven and hob. An archway connects the kitchen to the dining area, which opens up to the rear garden.

On the first floor, there are three bedrooms and a refitted family bathroom. The master bedroom comes with the added benefit of a built-in double wardrobe.

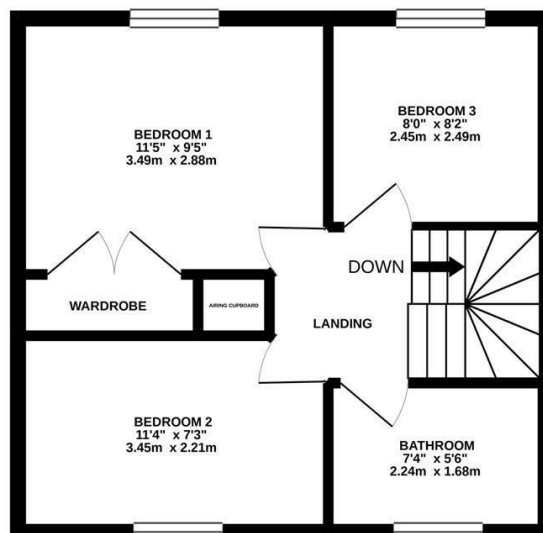
The property also features double glazing, gas central heating, and a rear garden with side access leading to the garage.

**\*\* AVAILABLE IMMEDIATELY \*\***

GROUND FLOOR  
369 sq.ft. (34.3 sq.m.) approx.

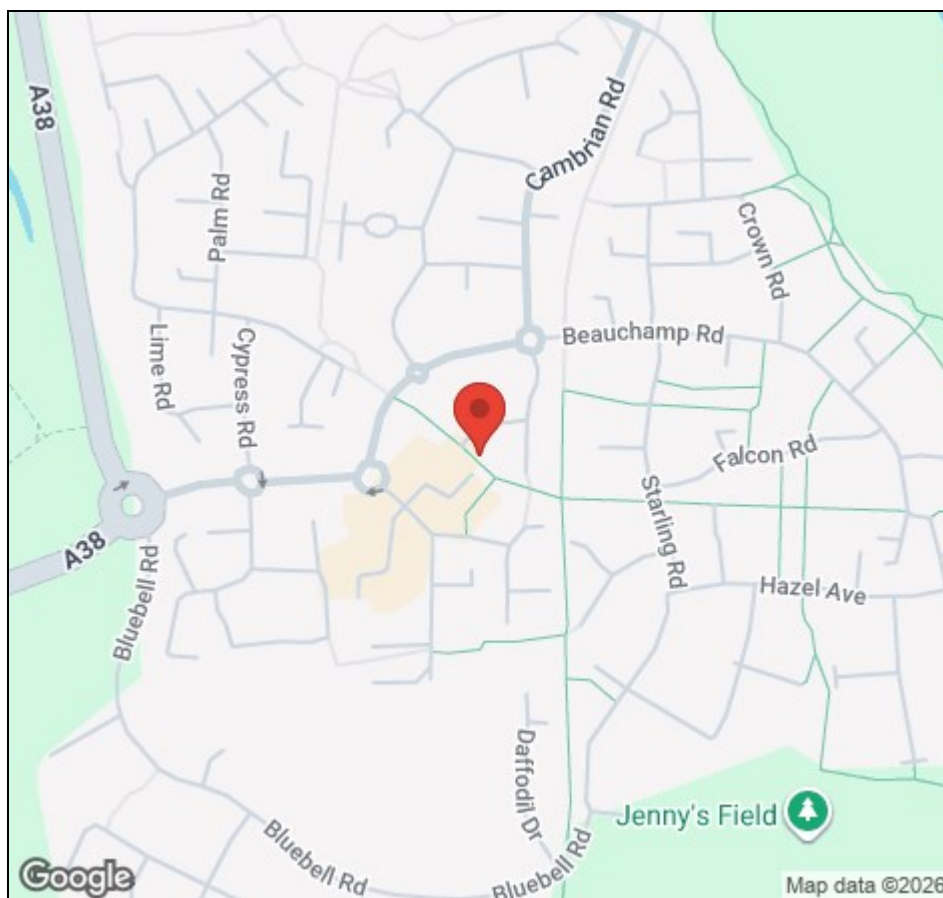


1ST FLOOR  
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq.ft. (68.6 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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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.