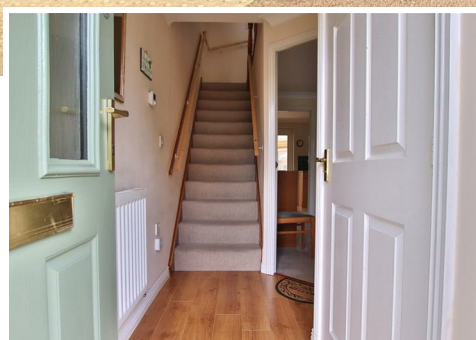




# tag



## SALES & LETTINGS



**59 Cambrian Road, Tewkesbury, GL20 7RP**  
**Asking Price £330,000**

**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



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		83
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		

## Situation

Cambrian 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 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

NO ONWARD CHAIN

Detached Family Home

Three Bedrooms

Living Room

Kitchen/Dining Room

Conservatory

En Suite

Garage & Off Road Parking

Gas Central Heating and UPVC Double Glazing

Council Tax Band D





## Description

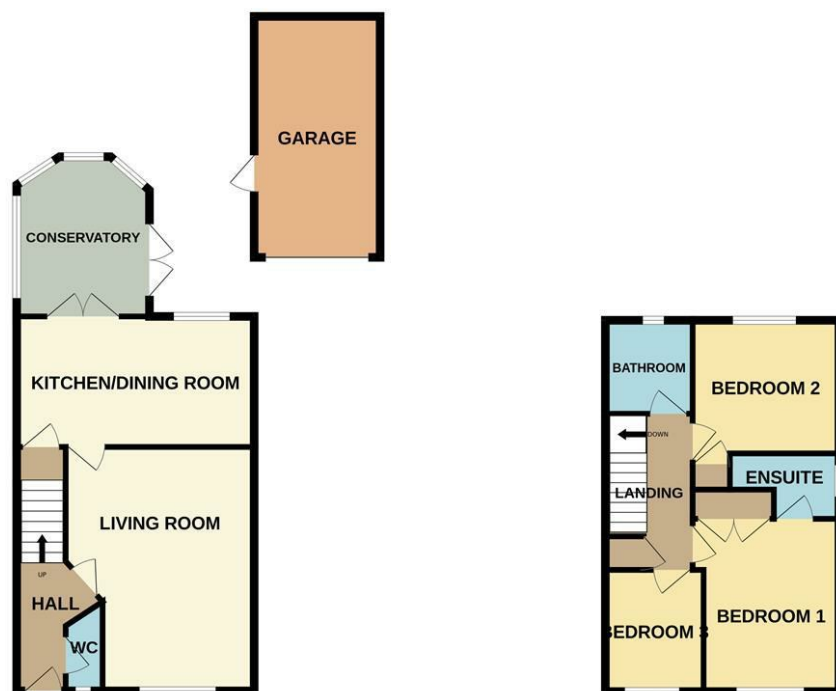
TAG Sales & Lettings are pleased to present this three-bedroom semi-detached family home in the residential area of Walton Cardiff. This property is available for sale with no onward chain.

As you step inside, you'll find an entrance hall that leads to a convenient downstairs W.C. The lounge is located to the front, with a door leading into the kitchen/dining room, equipped with a built-in oven and hob. French doors from the dining area open to the conservatory, with access to the low-maintenance rear garden.

Upstairs, you'll find three comfortable bedrooms. The master bedroom features built-in wardrobes and a private en suite shower room, providing a peaceful space for parents.

This home also boasts UPVC double glazing, gas central heating, and a garage with off-road parking for two cars.

Don't miss out on this family home—book your viewing today!



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 Room

13'05 (max) x 16'09 (max) (4.09m (max) x 5.11m (max))

### Kitchen/ Dining Room

16'04 x 9'00 (4.98m x 2.74m)

### Conservatory

9'02 (max) x 11'02 (max) (2.79m (max) x 3.40m (max))

### Bedroom 1

9'04 x 11'10 (2.84m x 3.61m)

### En Suite

4'6 x 4'6 (1.37m x 1.37m)

### Bedroom 2

10'01 x 9'02 (3.07m x 2.79m)

### Bedroom 3

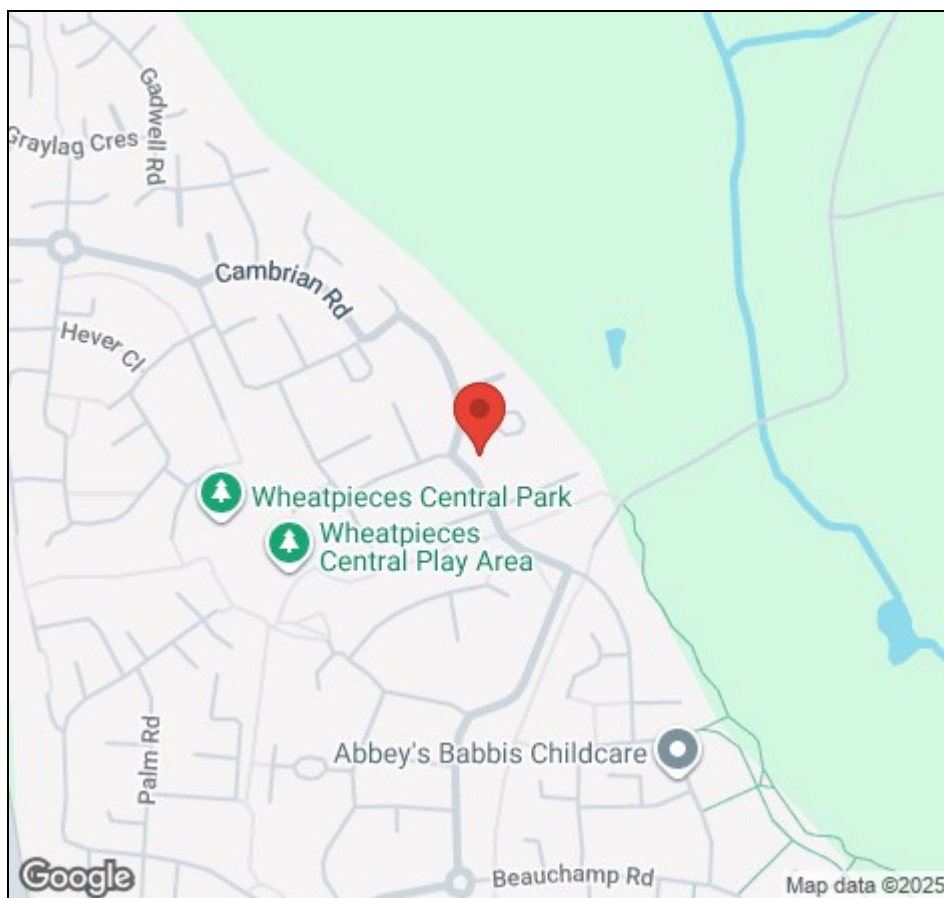
6'10 x 8'01 (2.08m x 2.46m)

### Bathroom

6'00 x 6'05 (1.83m x 1.96m)

### Garage

8'08 x 16'07 (2.64m x 5.05m)



Viewing strictly by appointment via Tag Estate Agents – 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.