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SALES & LETTINGS



**5 Longtown Road, Tewkesbury, Gloucestershire GL20 7RX**  
**£230,000**

**Tewkesbury:** The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	
(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	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	94	
(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	

## PROPERTY SUMMARY

NO ONWARD CHAIN  
Two Bedrooms  
Kitchen  
Lounge/Dining Room  
Bathroom  
Garden  
Garage and Off Road Parking  
Double Glazing  
Gas Central Heating  
Council Tax Band B

## Situation

Longtown 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.



## Description

\*\*\*NO ONWARD CHAIN\*\*\*

IDEAL FIRST TIME PURCHASE!

Mid terraced property, in a quiet location, on the Walton Cardiff development. Within easy walking distance to local shops, amenities and John Moore Primary School.

Accommodation briefly comprising entrance hall, kitchen with built in oven & hob, lounge/dining room with doors to the rear garden. Two bedrooms with fitted wardrobes and a family bathroom with a shower over the bath.

The property further benefits from gas central heating, double glazing, off road parking and GARAGE.





Whilst every effort 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**

8'0 x 7'10 (2.44m x 2.39m)

### **Lounge Dining Room**

16'10 x 11'10 (5.13m x 3.61m)

### **Bedroom 1**

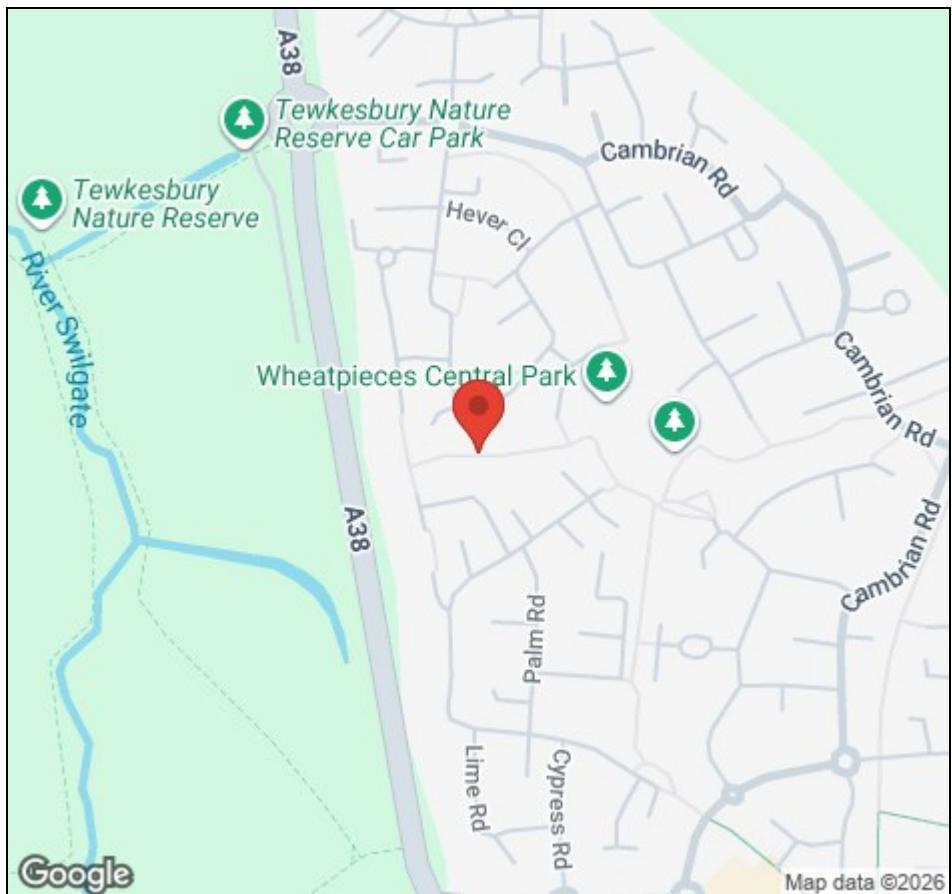
12'0 x 11'10 (3.66m x 3.61m)

### **Bedroom 2**

10'8 x 6'11 (3.25m x 2.11m)

### **Bathroom**

7'11 x 4'11 (2.41m x 1.50m)



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.