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SALES & LETTINGS



12 Angelica Mews, Tewkesbury, GL20 7FJ
Offers In Excess Of £260,000

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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) A			97
(81-91) B			
(69-80) C		83	
(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 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

Angelica Mews 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

Tewkesbury Meadows Development
 Two Bedrooms
 Kitchen/Dining Room
 Living Room
 Downstairs W/C
 En Suite & Family Bathroom
 Double Glazing & Gas Central Heating
 Off Road Parking for Two Cars
 Council Tax Band B



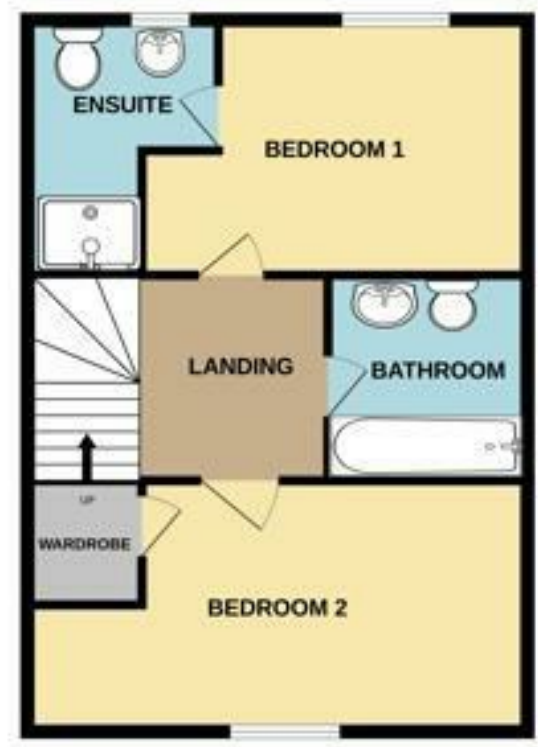
Description

Nestled in the charming Angelica Mews, Walton Cardiff, Tewkesbury, this delightful two-bedroom semi-detached house presents a fantastic opportunity for first-time buyers. The property is situated within the sought-after Tewkesbury Meadow site, known for its friendly community and convenient amenities.

As you step inside, you will be greeted by spacious rooms that boast an elegant finish, creating a warm and inviting atmosphere throughout. The well-designed layout ensures that each area flows seamlessly.

Generous garden, providing ample outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property includes two dedicated parking spaces, a valuable asset in today's market.

Offered with no onward chain, this home is ready for you to move in and make it your own. Whether you are looking to start your journey on the property ladder or seeking a comfortable and stylish residence, this semi-detached house is an opportunity not to be missed. Come and experience the charm of Tewkesbury living in this lovely home.



Living Room

14'6 x 10'4 (4.42m x 3.15m)

Kitchen

10'4 x 9'8 (3.15m x 2.95m)

Utility & WC

Bedroom One

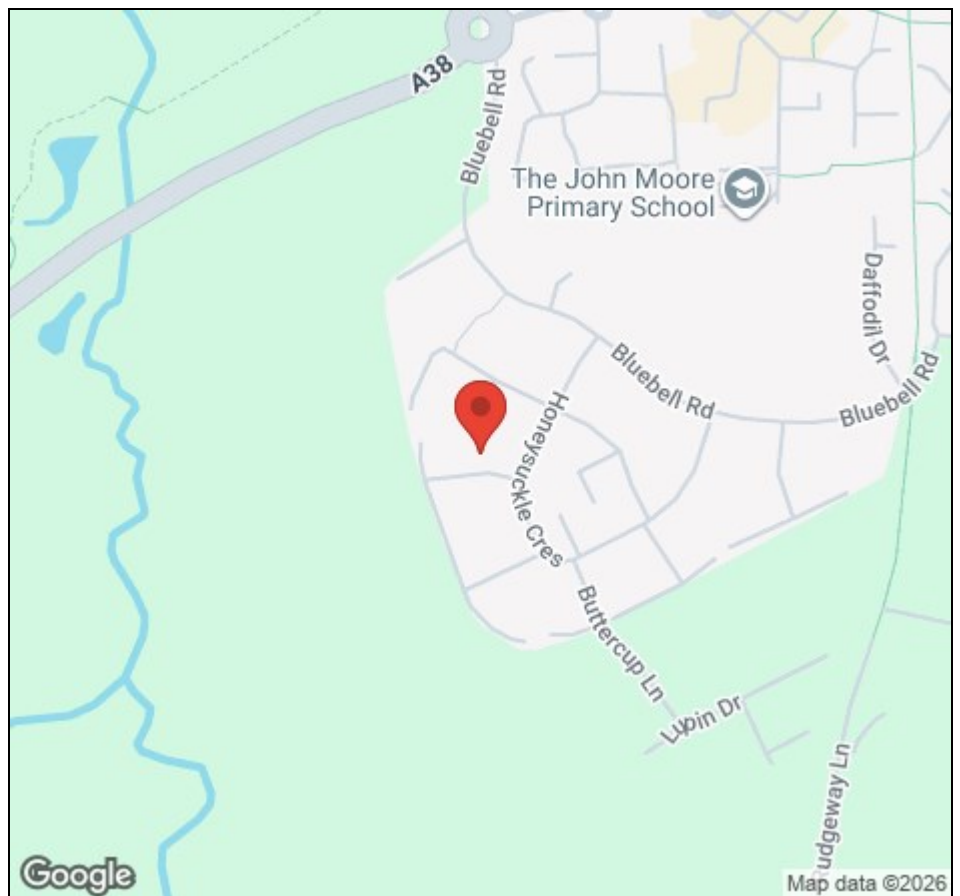
11' x 8'2 (3.35m x 2.49m)

Ensuite

Bedroom Two

13'10 x 8'1 (4.22m x 2.46m)

Bathroom



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.