



tag



SALES & LETTINGS



11 Beauchamp Road, Tewkesbury, GL20 7TA
Asking Price £289,999

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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		
(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	74	85
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		

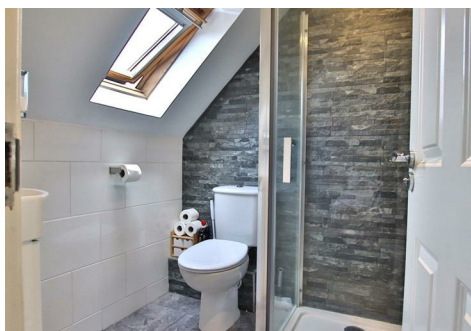
Situation

Beauchamp Road is ideally located on the development of Walton Cardiff. It is within walking distance of parks, local shops, takeaway and a public house. It is also within walking distance of John Moore Primary School 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

Three Bedrooms
 Main Bedroom with En Suite
 Kitchen/Breakfast Room
 Dining Room/Study
 Downstairs Cloakroom
 Lounge
 Family Bathroom
 Garage
 Double Glazing & Gas Central Heating
 Council Tax Band C



Description

**** NEW PRICE **** TAG Sales & Lettings are thrilled to present this charming three-bedroom, three-storey townhouse that is ideal for family living. This property, constructed by Bovis Homes, is situated in the Walton Cardiff development.

Upon entering, the ground floor greets you with a welcoming entrance hall leading to a cozy study/dining room and a well-appointed kitchen/breakfast room with integrated appliances, offering access to the rear garden and garage.

Moving upstairs, the first floor features a living room with a feature fireplace and a third bedroom.

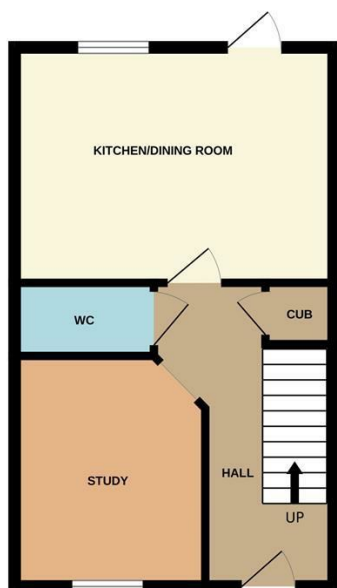
On the second floor, there are two additional bedrooms, with the main bedroom including an en-suite shower room, and a family bathroom for added convenience.

This family-friendly home comes complete with gas central heating and double glazing for year-round comfort.

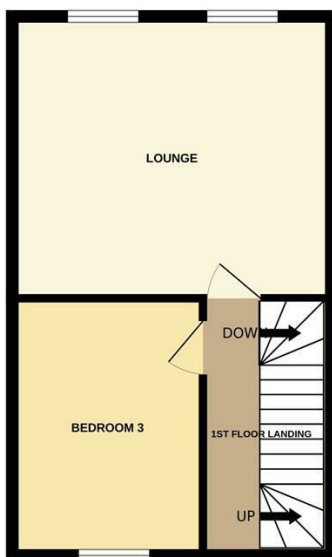
Outside, there's a garage and a parking space, perfect for family vehicles and activities.

Call us today to book your viewing!

GROUND FLOOR



1ST FLOOR



2ND 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 / Dining Room

14'11 x 10'11 (4.55m x 3.33m)

Study

10'10 x 8'10 (3.30m x 2.69m)

Cloakroom

6'05 x 3'6 (1.96m x 1.07m)

Lounge

15'00 x 13'02 (4.57m x 4.01m)

Bedroom 3

12'05 x 8'10 (3.78m x 2.69m)

Bedroom 1

9'02 x 13'04 (2.79m x 4.06m)

En Suite

5'06 x 5'07 (1.68m x 1.70m)

Bedroom 2

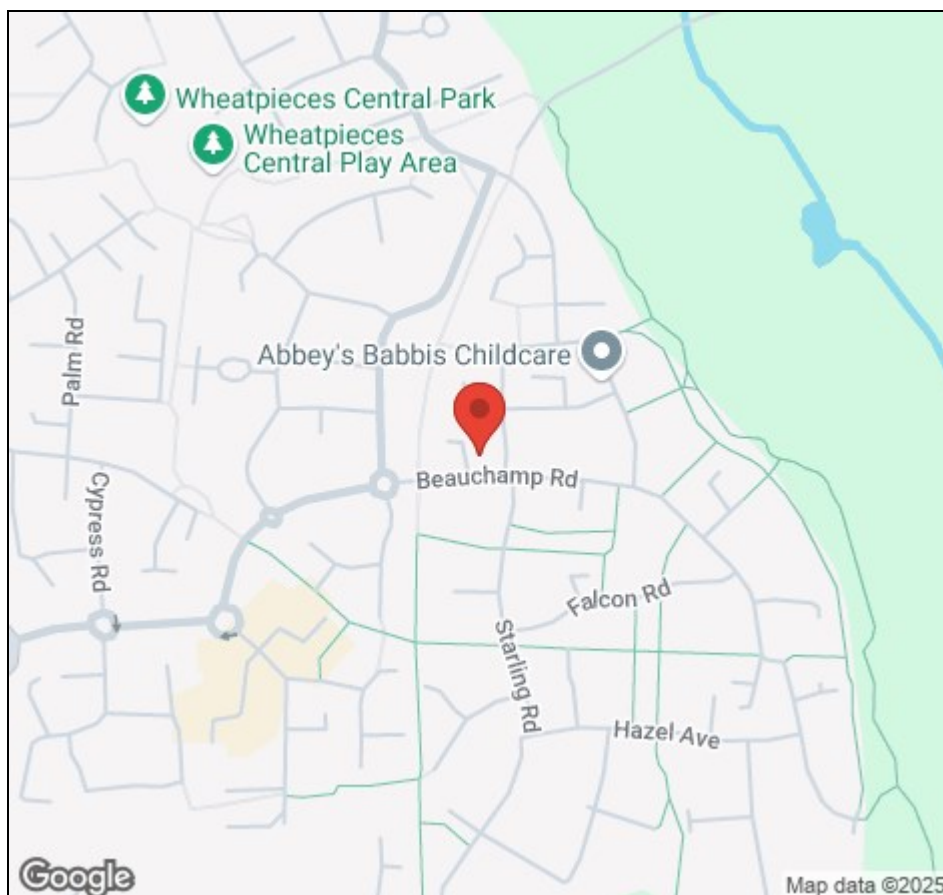
11'09 x 9'01 (3.58m x 2.77m)

Bathroom

5'07 x 6'08 (1.70m x 2.03m)

Garage

9'00 x 16'11 (2.74m x 5.16m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: info@tagestateagents.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.