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## SALES & LETTINGS



**7 Cypress Road, Tewkesbury, GL20 7RB**  
**£1,100 Per Month**

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



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>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		<b>71</b>	<b>86</b>
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) <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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
England & Wales		EU Directive 2002/91/EC	

## Situation

Cypress 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

- Available Immediately
- Three Bedrooms
- Lounge with Patio Doors to Rear Garden
- Downstairs Cloakroom
- Refitted Kitchen
- Garden
- Garage and Off Road Parking
- Council Tax B
- Double Glazing & Gas Central Heating



### **Description**

Nestled on the charming Cypress Road in Walton Cardiff, Tewkesbury, this delightful three-bedroom house presents an excellent opportunity for first-time buyers seeking a welcoming home. The property boasts three spacious bedrooms, providing ample room for relaxation.

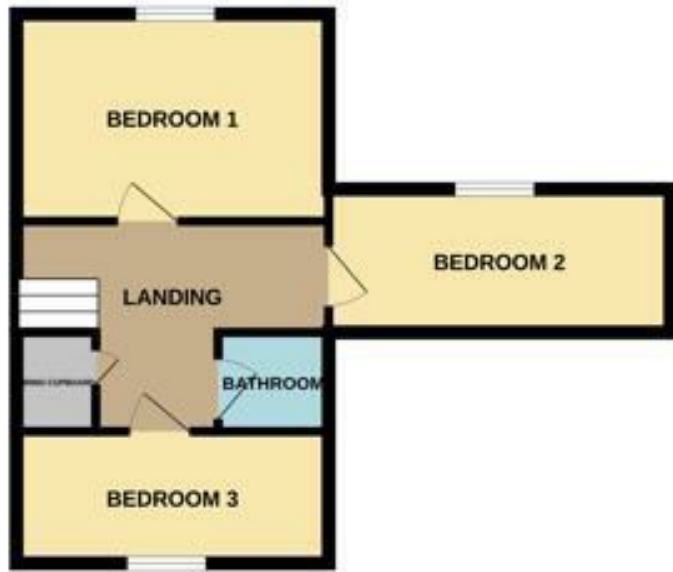
One of the standout features of this home is its south-facing garden, great for afternoon/ evening entertaining, with a gateway leading the parking area and garage.

The absence of an onward chain adds to the appeal, allowing for a smoother transition into your new home without the delays often associated with property sales.

This house is not just a place to live; it is a canvas for your future. With its generous living spaces and potential for personal touches, it is perfect for those looking to establish roots in a friendly community. The location offers convenient access to local amenities, ensuring that everything you need is within easy reach.

In summary, this property on Cypress Road is a fantastic opportunity for anyone looking to embark on their homeownership journey. With its spacious bedrooms, lovely garden, and the benefit of no onward chain, it is a must-see for prospective buyers.

# GROUND FLOOR



While 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

15'9 x 12'0 (4.80m x 3.66m)

## Kitchen

9'8 x 5'7 (2.95m x 1.70m)

## WC

6'3 x 3'5 (1.91m x 1.04m)

## Bedroom One

12'0 x 9'6 (3.66m x 2.90m)

## Bedroom Two

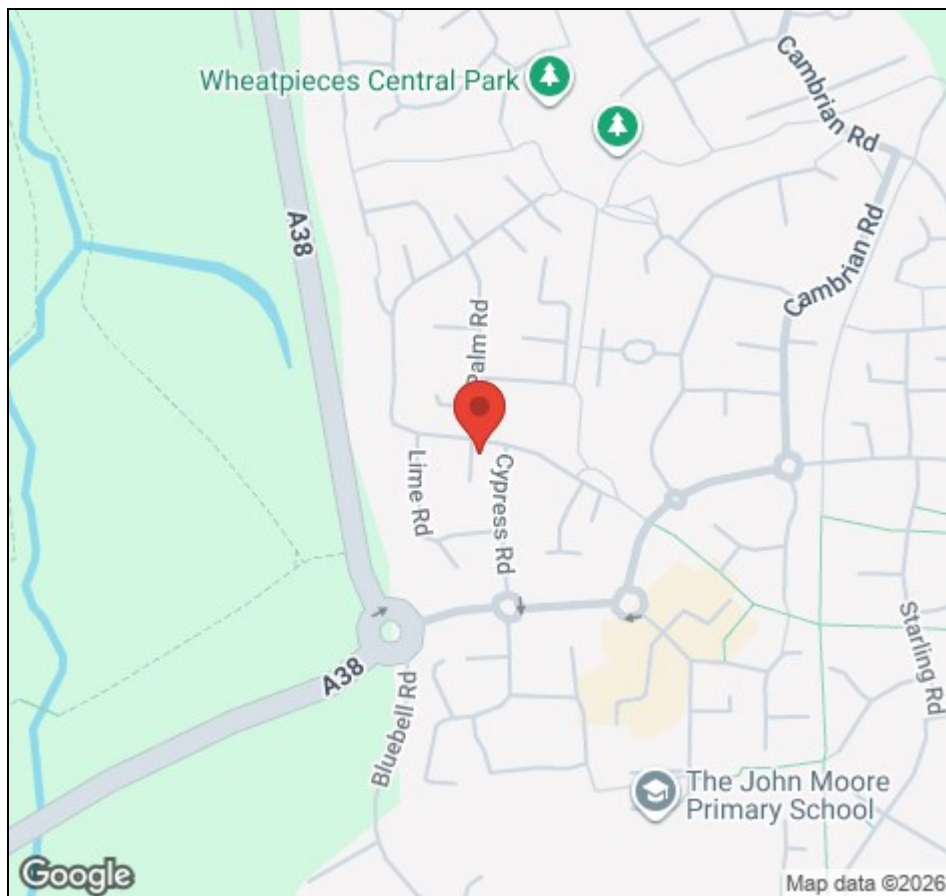
14'6 x 6'4 (4.42m x 1.93m)

## Bedroom Three

12'0 x 6'4 (3.66m x 1.93m)

## Bathroom

6'2 x 5'7 (1.88m x 1.70m)



Viewing strictly by appointment via TAG Sales & Lettings – 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.