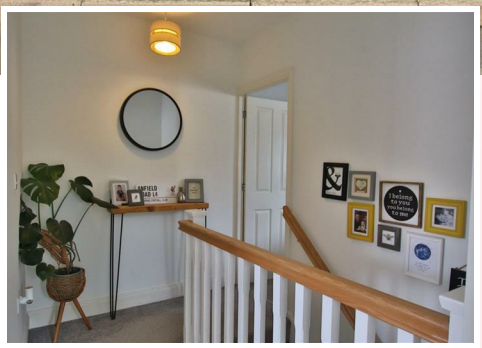
SALES & LETTINGS









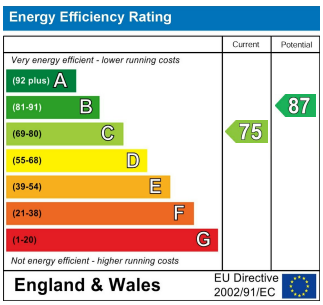
17 Nightingale Way, Tewkesbury, GL20 7TW
Offers In The Region Of £320,000

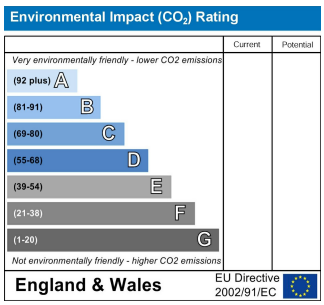
Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661

The Property Ombudsman

TAG Residential Lettings Limited. Registered in England No. 05783882
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN







PROPERTY SUMMARY

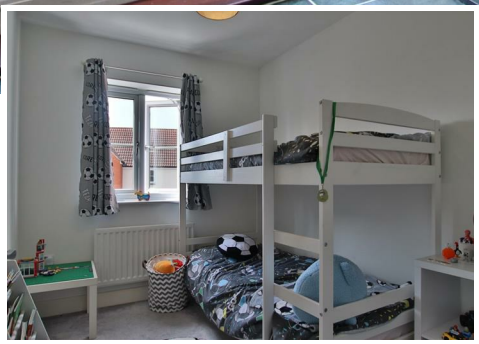
Three Bedrooms
Living Room
Utility Room
Kitchen/Dining Room
Downstairs W.C
En Suite Shower Room
Family Bathroom
Gas Central Heating & Double Glazing
Garage & Garden
Council Tax Band D

Situation

Nightingale Way 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

Nestled in the charming area of Nightingale Way, Walton Cardiff, Tewkesbury, this delightful three-bedroom house offers a perfect blend of modern living and comfort. The property boasts a lovely design that is both inviting and practical, making it an ideal home for families.

As you enter, you will be greeted by an open entrance hall, down stairs, WC, open plan kitchen and dining room, perfect for entertaining guests. The kitchen is well-equipped and features a small, handy utility area, adding to the convenience of daily living.

The three bedrooms are a comfortable size with the master bedroom having it own en- suite.

Outside there is a low maintenance garden which is a good size.

Additionally, the property includes three large parking spaces and a separate garage, providing plenty of room for vehicles and storage.

In summary, this property on Nightingale Way is a wonderful opportunity for anyone looking to settle in a nice location with modern amenities and a lovely design.





Living Room
17'8 x 10'7 (5.38m x 3.23m)

Kitchen/ Dining Room
17'8 x 9'4 (5.38m x 2.84m)

Utility Room
6'2 x 5'8 (1.88m x 1.73m)

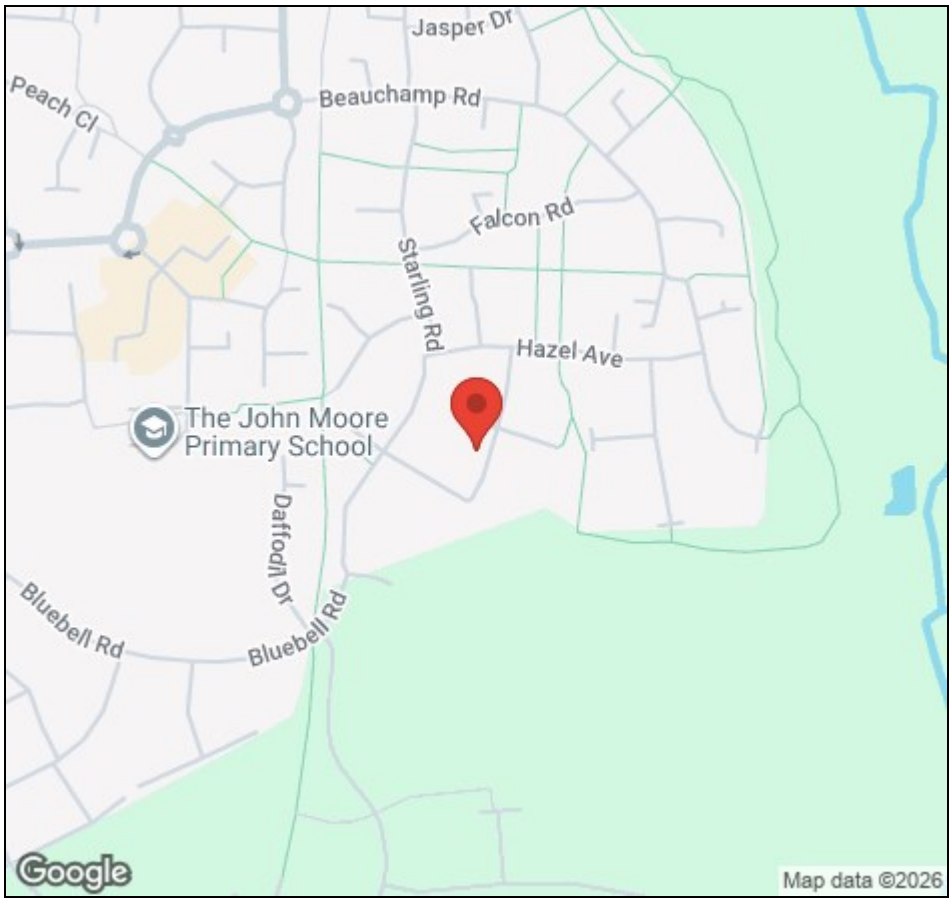
Bedroom One
11'6 x 10'7 (3.51m x 3.23m)

Bedroom Two
9'8 x 9'8 max (2.95m x 2.95m max)

Bedroom Three
9'8 x 7'9 (2.95m x 2.36m)

Bathroom
6'4 x 6'1 (1.93m x 1.85m)

Ensuite
10'7 x 6'4 (3.23m x 1.93m)



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.