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SALES & LETTINGS



63 Graylag Crescent, Tewkesbury, GL20 7RR
Asking Price £295,000

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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		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO₂) 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	EU Directive 2002/91/EC

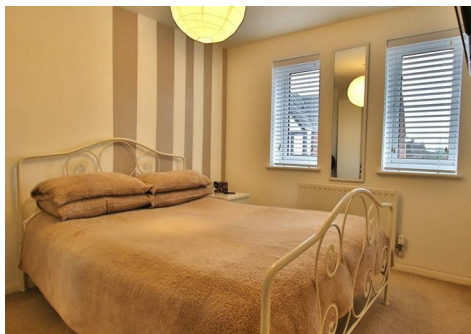
Situation

Graylag Crescent 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

Modern Kitchen
Lounge / Dining room
Three Bedrooms
Family Bathroom
Garage With Power & Lighting
Rear Garden
Off Road Parking
Walking Distance to School/ Amenities
Double Glazing & Gas Central Heating
Council Tax Band C



Description

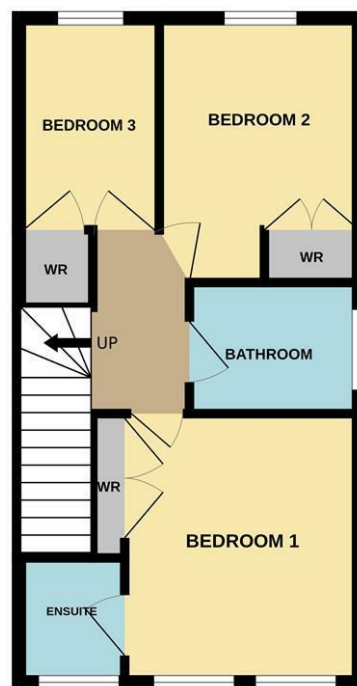
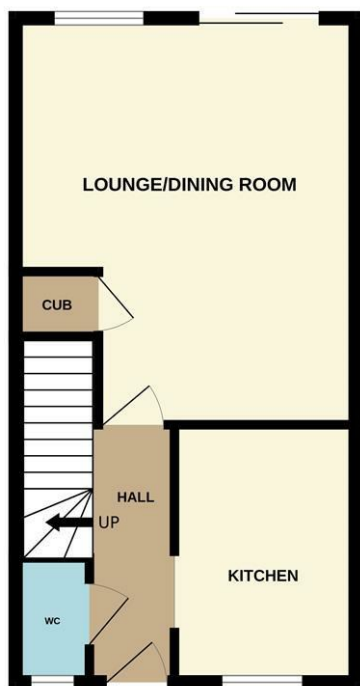
TAG Sales & Lettings is pleased to present this three-bedroom end-of-terrace house, ideally situated in the heart of Walton Cardiff, and conveniently close to local amenities and a primary school.

This well-maintained home features an entrance hall, a downstairs cloakroom, and a modern kitchen equipped with an integrated oven and hob. The spacious lounge and dining area includes an under-stairs cupboard and sliding patio doors that open into a low-maintenance rear garden.

On the upper floor, you will find two comfortable double bedrooms and one generous single bedroom, all fitted with built-in wardrobes. The property also includes a family bathroom and an ensuite bathroom accessible from the master bedroom.

Additional benefits of this property include off-road parking, double glazing, and gas central heating throughout. The garage is equipped with power and lighting, and there is parking in front of the garage, along with gated access to the garden.

Don't miss out—schedule your viewing today!



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

7'06 x 10'08 (2.29m x 3.25m)

Lounge/Dining Room

10'09 x 16'08 (3.28m x 5.08m)

Bedroom 1

8'08 x 10'11 (2.64m x 3.33m)

En suite

5'03 x 4'06 (1.60m x 1.37m)

Bedroom 2

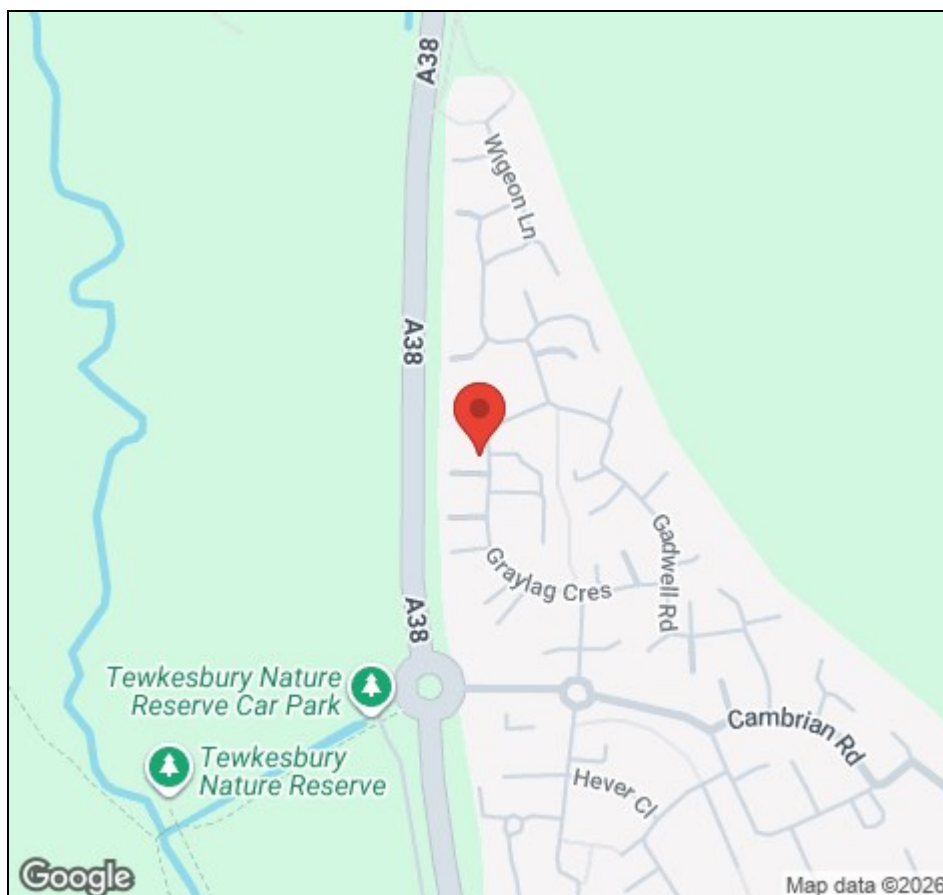
8'02 (max) x 10'08 (max) (2.49m (max) x 3.25m (max))

Bedroom 3

5'07 x 8'08 (1.70m x 2.64m)

Bathroom

7'04 (max) x 5'06 (2.24m (max) x 1.68m)



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.