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SALES & LETTINGS



**13 Honeysuckle Crescent, Tewkesbury, GL20 7FQ**  
**Offers In The Region Of £385,000**

**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) A		94
(81-91) B	84	
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## PROPERTY SUMMARY

FOUR BEDROOMS  
 Detached  
 Popular Location  
 Living Room  
 Dining Room  
 Kitchen  
 Downstairs W/C  
 En Suite and Family Bathroom  
 Garage and Gardens  
 Council Tax Band E

## Situation

Honeysuckle 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.



## Description

TAG Sales & Lettings are excited to present this charming four-bedroom detached house, ideal for family living. It is located in the sought-after development of The Meadows, just off Walton Cardiff in Tewkesbury.

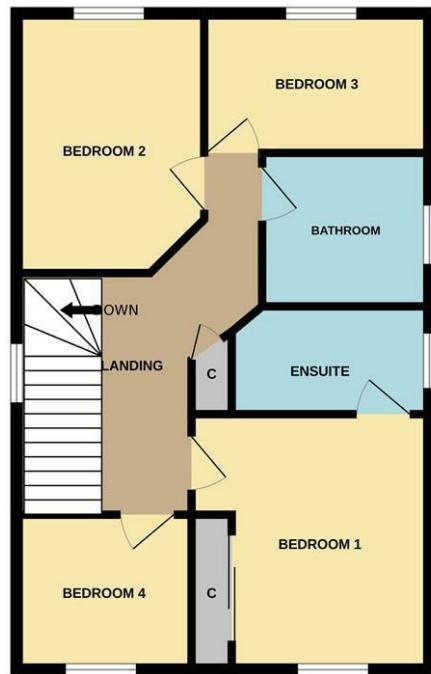
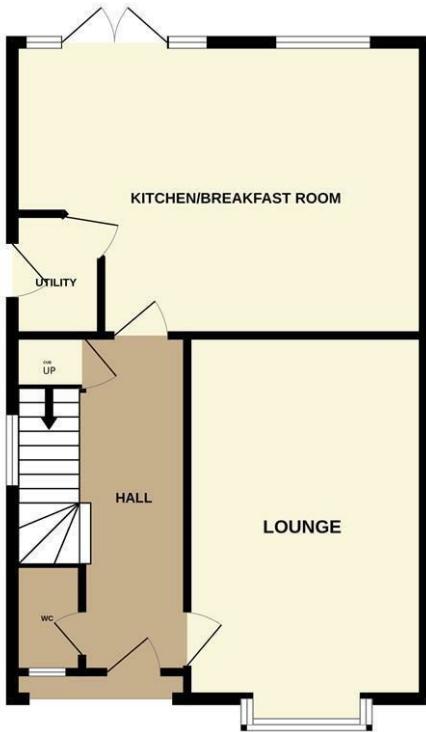
Upon entering the hallway, you will find access to a convenient downstairs cloakroom. The living room, situated at the front of the home, features a large bay window that floods the space with natural light. At the rear, you will discover a well-appointed kitchen/dining/family room, which includes an integrated oven and hob, plus integrated dishwasher and fridge freezer. The dining area boasts patio doors that open to the garden, making it perfect for entertaining. Additionally, there is a handy utility room to keep everything organized.

As you ascend the stairs from the hallway, you will reach the first floor, where the principal bedroom awaits. This room includes mirror-fronted wardrobes and an en-suite shower room. There are also three additional bedrooms, and a family bathroom completes this floor.

This home is equipped with gas central heating, double glazing, and includes a garage to the side, as well as off-road parking.

Don't miss out—book your viewing today!





Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
Made with Metropix 42/2023

### Lounge

11'03 x 14'10 (3.43m x 4.52m)

### Kitchen/Dining/Family Room

19'05 (max) x 13'11 (max) (5.92m (max) x 4.24m (max))

### Cloakroom

3'5 x 5'06 (1.04m x 1.68m)

### Bedroom 1

10'01 x 8'11 (3.07m x 2.72m)

### En Suite

8'00 x 5'02 (2.44m x 1.57m)

### Bedroom 2

8'06 (max) x 12'09 (max) (2.59m (max) x 3.89m (max))

### Bedroom 3

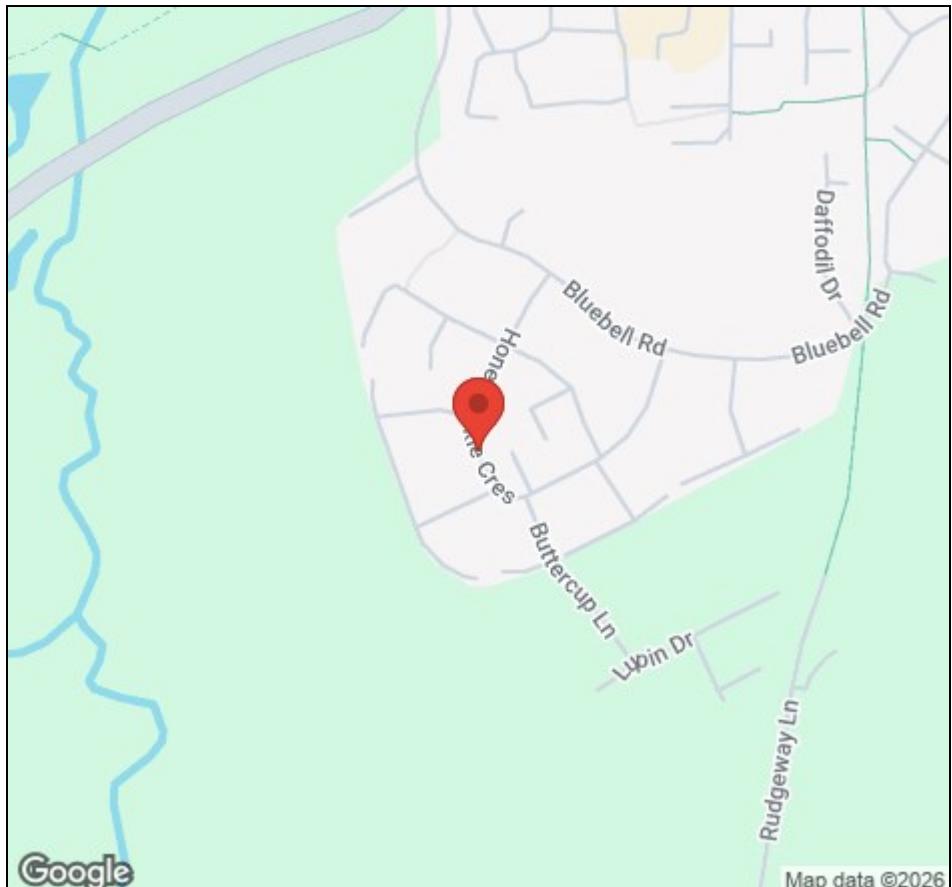
10'08 x 6'08 (3.25m x 2.03m)

### Bedroom 4

7'04 x 8'00 (2.24m x 2.44m)

### Bathroom

7'00 x 6'06 (2.13m x 1.98m)



Viewing strictly by appointment via Tag Estate Agents – 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.