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estate agents



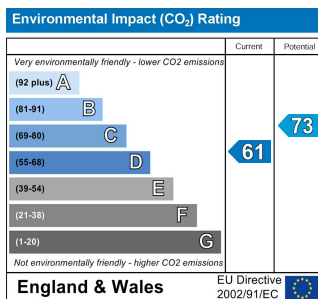
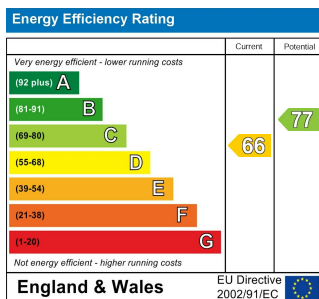
33 Cypress Road, Tewkesbury, Gloucestershire GL20 7RB
£375,000

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661
Walton Cardiff: 4 Columbine Road, Walton Cardiff, Tewkesbury, GL20 7SP. Tel. 01684 295417 Fax. 01684 851780

www.tagestateagents.co.uk | info@ancientgrudge.co.uk



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Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



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

Detached House
 Lounge & Separate Dining Room
 Conservatory
 Kitchen/Breakfast Room & Utility
 Downstairs Cloakroom
 Five Bedrooms
 Two Bathrooms & One En Suite
 UPVC Double Glazing
 Garage & Garden
 NO ONWARD CHAIN



Description

Offered for sale with NO ONWARD CHAIN this FIVE BEDROOM detached family home is located on the Walton Cardiff development.

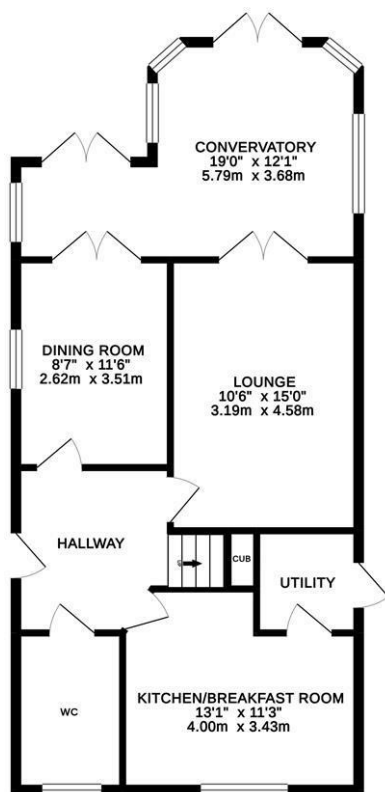
Accommodation comprises entrance hall, downstairs W.C, kitchen/breakfast room with double oven, ceramic hob and dishwasher and archway through to utility room. There is also a lounge and dining room with doors leading from both through to the conservatory.

On the first floor are four bedrooms and a bathroom with bedroom two having an en suite shower room. On the second floor is the main bedroom with dressing room and bathroom.

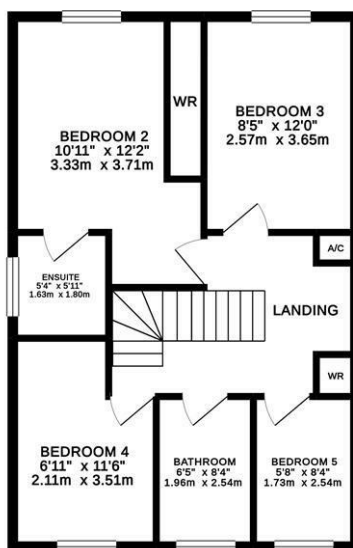
The property is further complemented by UPVC double glazing, gas central heating, garage, off road parking and rear garden.

The property has BRAND NEW CARPETS AND HAS BEEN NEWLY DECORATED THROUGHOUT.

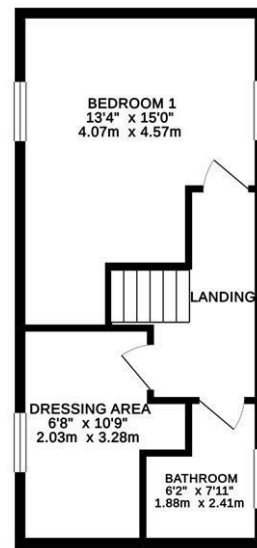
GROUND FLOOR 738 sq. ft.
(68.5 sq. m.)



1ST FLOOR 561 sq. ft.
(52.1 sq. m.)



2ND FLOOR 393 sq. ft.
(36.5 sq. m.)



TOTAL FLOOR AREA: 1691 sq. ft. (157.1 sq. m.) approx.

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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Lounge

15'0 x 10'6 (4.57m x 3.20m)

Dining Room

11'6 x 8'7 (3.51m x 2.62m)

Conservatory

19'10 max x 12'1 max (6.05m max x 3.68m max)

Kitchen/Breakfast Room

13'10 max x 11'2 max 8'5 min (4.22m max x 3.40m max 2.57m min)

Utility

5'9 x 5'8 (1.75m x 1.73m)

Bedroom One

15'0 x 13'4 (4.57m x 4.06m)

Dressing Room

10'9 x 6'8 (3.28m x 2.03m)

Bathroom

7'11 x 6'2 (2.41m x 1.88m)

Bedroom Two

12'2 x 10'11 (3.71m x 3.33m)

En Suite

5'11 x 5'4 (1.80m x 1.63m)

Bedroom Three

12'0 x 8'5 (3.66m x 2.57m)

Bedroom Four

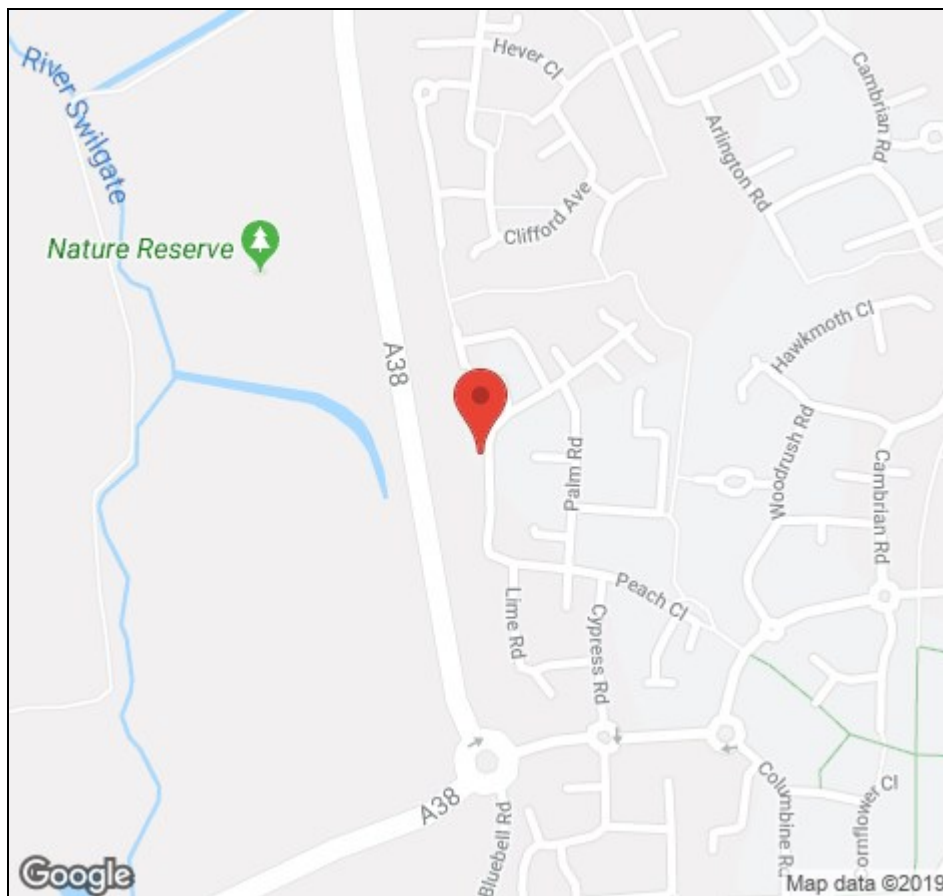
11'6 max x 6'11 (3.51m max x 2.11m)

Bedroom Five

8'4 x 5'8 (2.54m x 1.73m)

Bathroom

8'4 x 6'5 (2.54m x 1.96m)



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

Email: info@ancientgrudge.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, C Wilkinson & V Davis trading as tag estate agents