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## SALES & LETTINGS



**2 Gainsborough Walk, Tewkesbury, GL20 7DZ**  
**Offers In Excess Of £280,000**

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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		
(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	

## Situation

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

- Three Storey Town House
- Fabulous Location
- Three Bedrooms
- Open Plan Living and Kitchen Area
- Beautifully Decorated
- Council tax C
- UPVC Double Glazing
- Garage
- Off Road Parking



## Description

Nestled in the sought-after area of Gainsborough Walk, Walton Cardiff, Tewkesbury, this charming three-storey town house offers a delightful blend of modern living and versatile space. With three well-proportioned bedrooms, one en-suite, one family bathroom and a downstairs WC this home really is perfect for families.

The open-plan kitchen and living layout allows for seamless interaction between the kitchen and living spaces, making it a wonderful hub for family gatherings or social occasions.

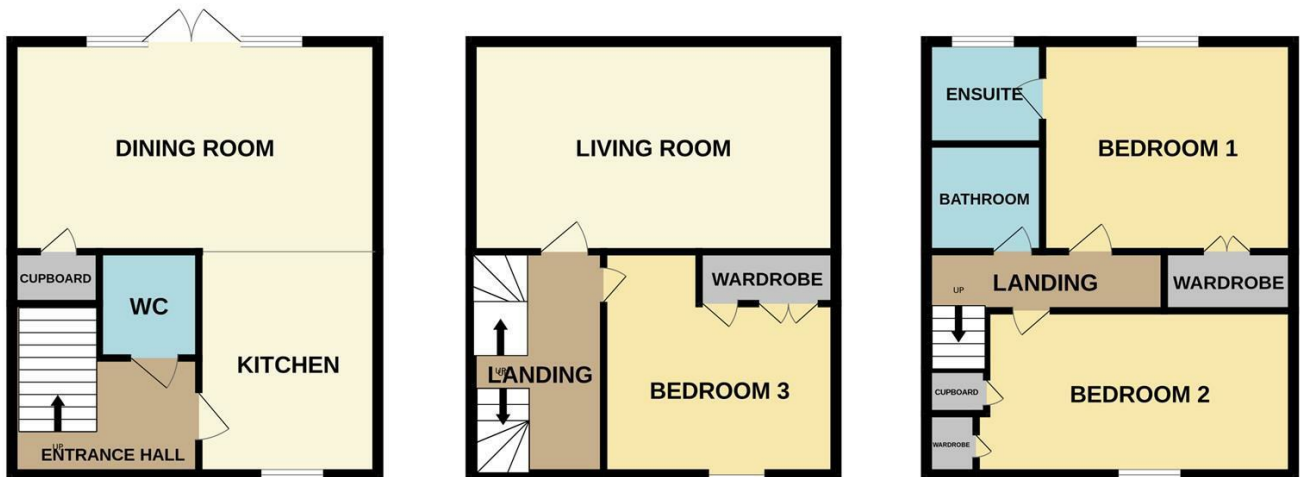
One of the unique aspects of this home is its flexible floor plan. The living room can easily be transformed into a fourth bedroom, catering to your specific needs and lifestyle. This adaptability ensures that the property can grow with you, whether you require additional sleeping space or prefer a dedicated area for relaxation.

Situated in a popular location, this town house is conveniently close to local amenities, schools, and parks, making it an excellent choice for those who value community and accessibility.

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

Don't miss the opportunity to view this exceptional property and envision the possibilities it holds for you and your family.

## GROUND FLOOR



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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### Open plan kitchen/ living

25'9" x 14'9" max (7.85m x 4.50m max)

### Living Room

14'9 x 13'1 (4.50m x 3.99m)

### Bedroom One

8'11 x 13'0 (2.72m x 3.96m)

### Bedroom Two

11'5 x 8'10 (3.48m x 2.69m)

### Bedroom Three

8'10 x 10'0 (2.69m x 3.05m)

### Bathroom

5'6 x 6'8 (1.68m x 2.03m)

### En suite

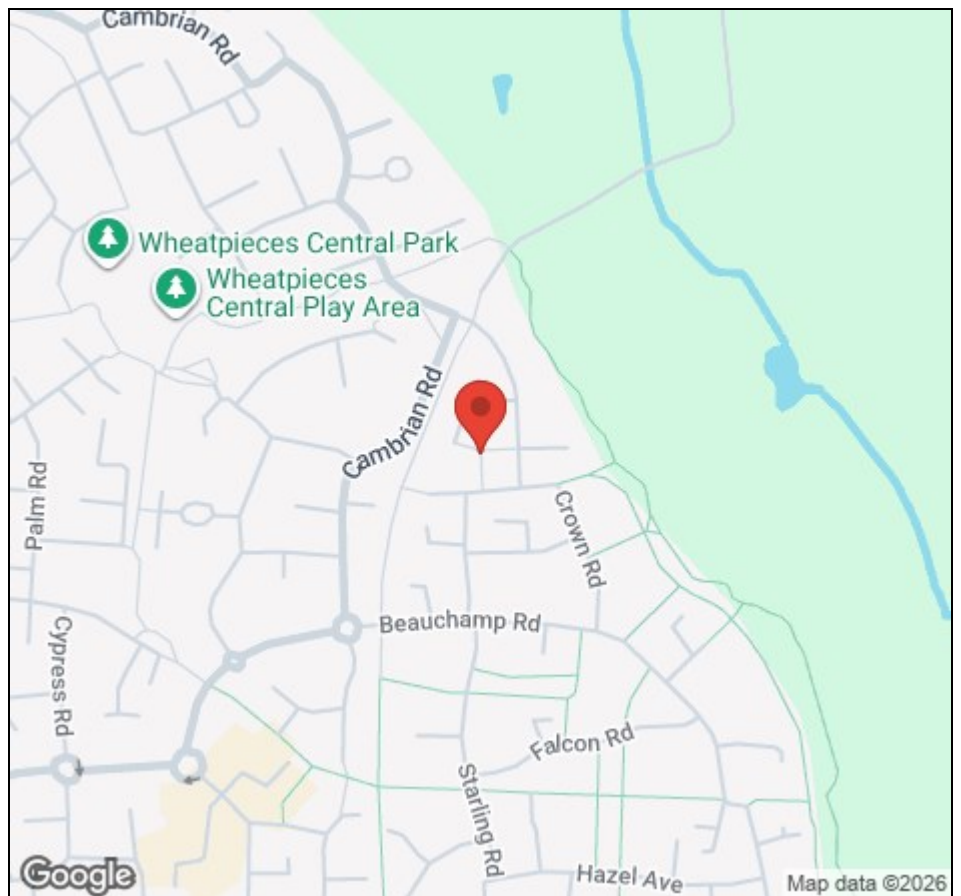
5'5 x 6'1 (1.65m x 1.85m)

### WC

3'9 x 6'3 (1.14m x 1.91m)

### Garage

17'7 x 8'5 (5.36m x 2.57m)



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.