



SALES & LETTINGS



7 Redwing Walk, Tewkesbury, GL20 7SU
Asking Price £350,000

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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 ₂) 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		
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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

Four Bedrooms
 Kitchen/Dining Room
 Living Room
 Family Room
 WC
 En Suite Shower Room
 Family Bathroom
 Double Glazing & Gas Central Heating
 Enclosed Garden with Garage
 Council Tax Band c



Description

Nestled in Redwing Walk, Walton Cardiff, Tewkesbury, this fabulous four-bedroom family home offers a perfect blend of comfort and modern living. As you enter, you are greeted by a welcoming entrance hall, the ground floor features a convenient WC and a spacious newly fitted open-plan kitchen and dining area, ideal for family gatherings and entertaining guests. This area leads to a bright family room that overlooks the enclosed rear garden. The property also boasts a driveway and a garage, ensuring ample parking and storage.

Moving to the first floor, you will find a well-appointed family bathroom, a large living room complete with a charming Juliet balcony, and the fourth bedroom, which can serve as a guest room or a study. The second floor is dedicated to relaxation, featuring a generous master bedroom with an en-suite bathroom and a large wardrobe, along with two additional bedrooms that are perfect for family or guests.

This home is not only spacious but also thoughtfully designed to cater to the needs of a modern family. With its excellent location, you will enjoy the benefits of a friendly community while being close to local amenities and transport links. This property is a wonderful opportunity for those seeking a comfortable and stylish family home in Tewkesbury.

Bathrooms and windows are all brand new, double Glazing & Gas Central Heating throughout.



Kitchen/ Dining Room

19'05 x 12'06 (5.92m x 3.81m)

Family Room

11'02 x 10'06 (3.40m x 3.20m)

WC

7'10 x 3'07 (2.39m x 1.09m)

Living Room

19'05 x 12'06 (5.92m x 3.81m)

Family Bathroom

7'09 x 4'01 (2.36m x 1.24m)

Master Bedroom

12'03 x 11'01 (3.73m x 3.38m)

En- Suite

8'05 x 4'05 (2.57m x 1.35m)

Bedroom Two

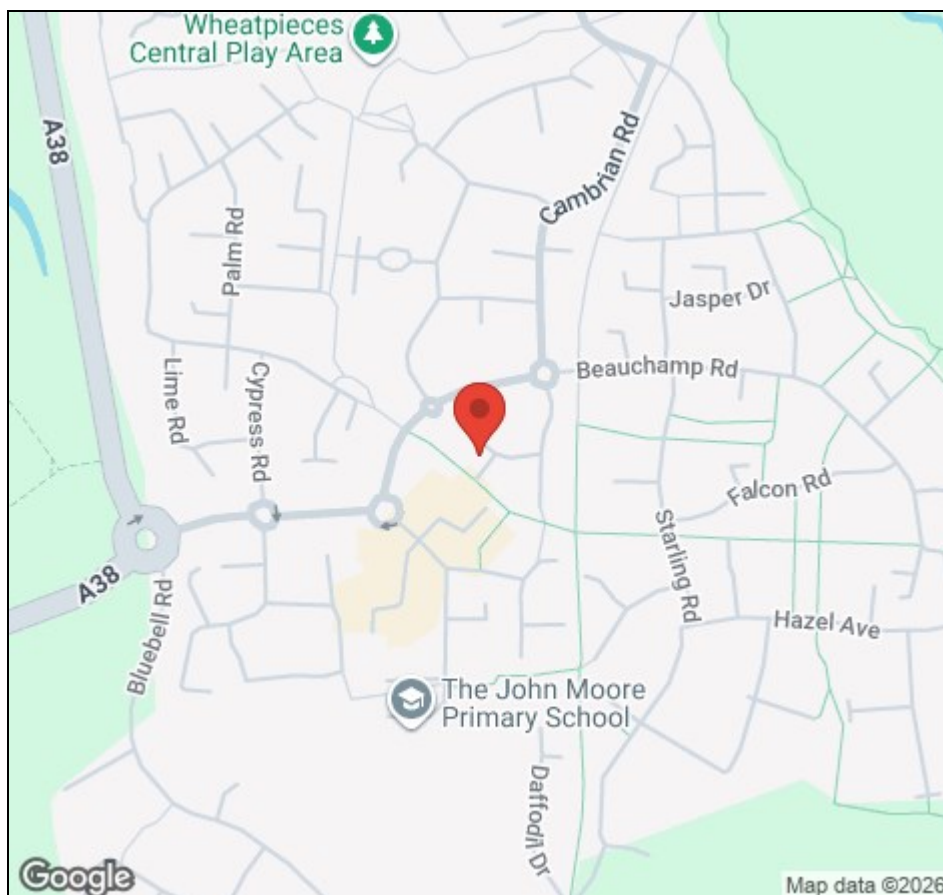
9'04 x 8'01 (2.84m x 2.46m)

Bedroom Three

8'11 x 8'02 (2.72m x 2.49m)

Bedroom Four

11'6 x 7'11 (3.51m x 2.41m)



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.