



PETER
BALL & CO.
FOR SALE
0208 875 1234

PETER BALL & CO.
ESTATE AGENTS

GRAYLAG CRESCENT, WALTON CARDIFF, TEWKESBURY GL20 7RR

£195,000

- Stunning Modern House
- Hall & Lounge
- Kitchen Diner
- Large Versatile Const'y
- Two Bedrooms
- En Suite to Master
- Garage & Own Driveway
- Good Size Garden

PROPERTY DESCRIPTION

A beautifully presented end of terrace house. The accommodation throughout is presented to a very high standard indeed. From the hallway there is a door to spacious living room, which then leads onto the modern kitchen. The kitchen has ample space for a breakfast table and gives access to the versatile and large conservatory which has electric underfloor heating. Upstairs are two double bedrooms and modern replacement bathroom with P-shaped shower bath. Both of the bedrooms have built-in wardrobes and the master bedroom further benefits from an en suite shower room. The south facing garden is larger than average for this style of property and gives access to the the garage which has both power and light.



SITUATION

The historic town of Tewkesbury is a wonderful market town which boasts a living museum of architecture and social history spanning over 500 years. The 12th-century Abbey dominates the town and there is a good selection of speciality shops, antique shops, tea and coffee shops, inns, pubs and restaurants. An open air Market is held twice weekly and a farmers market is held on the second Saturday of each month. The main shopping areas are on High Street, Church Street and Barton Street. Tewkesbury has easy access to the M50 and M5.

DIRECTIONS

From our Tewkesbury office, proceed along Barton Street turning right at the main traffic lights next to Morrison's supermarket. Follow the road and turn left at the first roundabout into Snowdonia Road. At the next roundabout take the first exit onto Cormorant Avenue and at the end turn right into Graylag Crescent where you will find number 7 on the right hand side, marked by our For Sale board.

ADDITIONAL INFORMATION

Tewkesbury Borough Council Tax Band B

AGENTS NOTE : The vendors of this property are purchasing a new build house which is due for completion November/December 2017 however this is subject to change.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(43-54) E	
(31-42) F	
(13-30) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	
Six Decimals	

Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



