



PETER BALL & CO.
ESTATE AGENTS

WOODPECKER WALK, WALTON CARDIFF, TEWKESBURY GL20 7TY

£205,000

- Very Tidy Property
- Three Bedrooms
- En Suite to Master
- Hallway & Cloakroom
- Through Living Area
- Modern Kitchen Diner
- Private Gardens
- Garage at Rear

PROPERTY DESCRIPTION

This modern mid terrace is positioned away from the road a short distance along Woodpecker Walk so free of parked cars and traffic. It feels modern and airy throughout with a good sized private garden with a gate that access the garage at the rear. Unlike many similar properties this house benefits from a downstairs toilet and has en suite facilities off the main bedroom. There is a good sized hallway from which you can access the main living room and family kitchen diner. The living room has double glazed patio doors straight on to the garden. The kitchen has a modern range of units, an inset gas on glass hob with oven beneath and there is ample space for a good sized dining table. Three bedrooms, en suite and a



stylish bathroom.

SITUATION

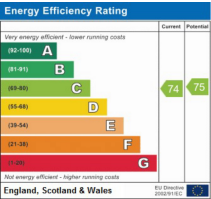
The historic town of Tewkesbury is a thriving town and at the same time a living museum of architecture and social history spanning over 500 years. The 12th-century Abbey dominates the town and there is a good selection of speciality shops, antique shops, tea and coffee shops, inns, pubs and restaurants.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

DIRECTIONS

Leaving the Peter Ball Office, head east on Barton Street. Go past Morrisons and at the main lights turn right. At the second island turn right in to Monterey Road, go over the next island and at the following island turn left. Continue on in to Beauchamp Road. Take the first right in to Starling Road and Woodpecker Walk will be seen on the left. Walk down Woodpecker Walk and the house will be seen on the right.

ADDITIONAL INFORMATION

Tewkesbury Borough Council Tax Band C



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.



Ground Floor

Approx. 34.4 sq. metres (370.4 sq. feet)



First Floor

Approx. 34.6 sq. metres (372.0 sq. feet)



Total area: approx. 69.0 sq. metres (742.9 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.