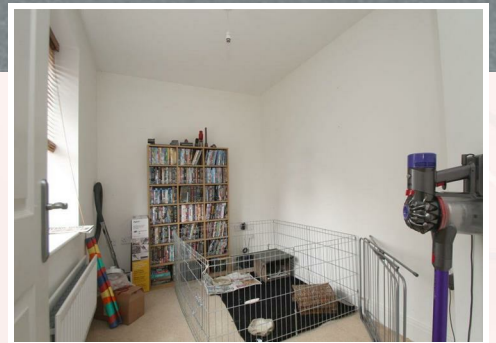




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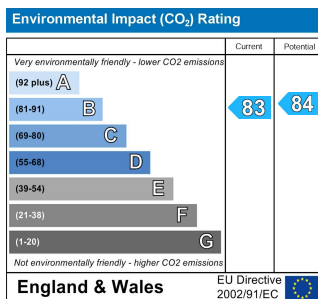
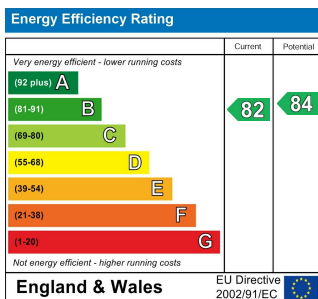
63 Hazel Avenue, Tewkesbury, Gloucestershire GL20 7TU
£220,000

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

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



Situation

Hazel Avenue 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

NO ONWARD CHAIN!

Open Plan Kitchen

Dining Room

Downstairs W.C

Lounge

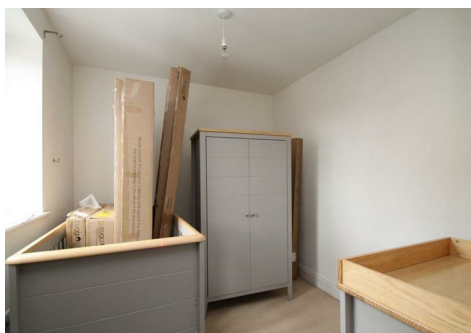
Three Bedrooms

Two Bathrooms & En Suite Shower Room

UPVC Double Glazing

Gas Central Heating

Garage & Garden



Description

Offered for sale with NO ONWARD CHAIN! Three storey townhouse located on the popular residential area of Walton Cardiff.

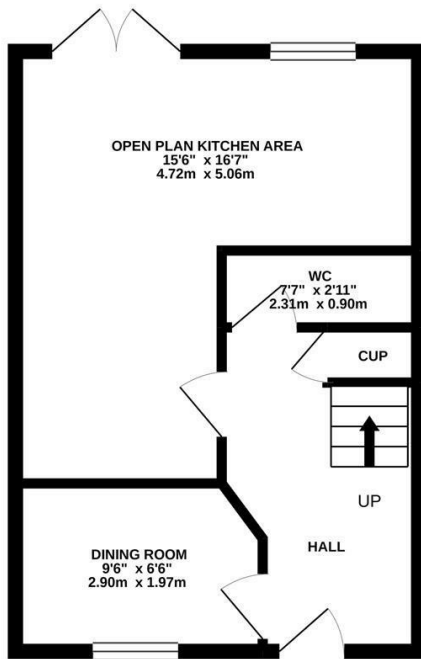
The accommodation comprises entrance hall, downstairs W,C, study and lounge/dining room with built in oven, hob and extractor.

On the first floor is the lounge, bedroom three and a bathroom with stairs leading from the landing to the second floor.

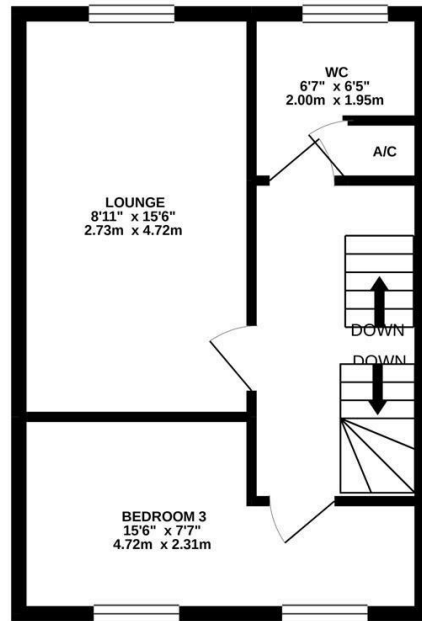
Occupying the second floor is a further bathroom, bedroom two and the master bedroom with built in wardrobes and an en suite shower room.

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

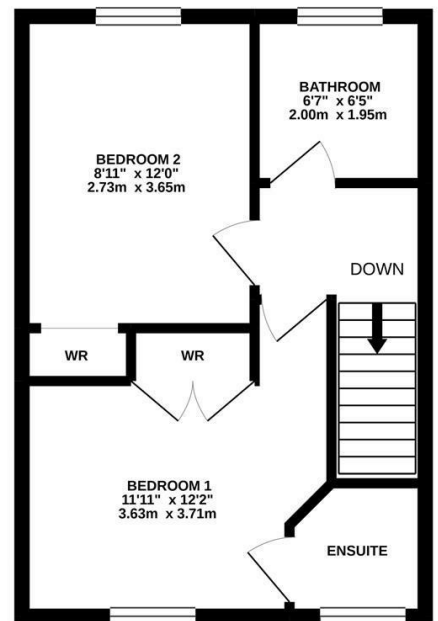
GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
358 sq.ft. (33.2 sq.m.) approx.



2ND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 1073 sq.ft. (99.7 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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Open Plan Kitchen

16'7 max x 15'5 max (5.05m max x 4.70m max)

Dining Room

9'9 x 6'3 (2.97m x 1.91m)

Lounge

15'6 x 8'11 (4.72m x 2.72m)

Bedroom Three

15'6 max x 7'9 (4.72m max x 2.36m)

Bathroom (first floor)

6'5 x 6'5 (1.96m x 1.96m)

Bedroom One

11'11 x 11'3 (3.63m x 3.43m)

En Suite Shower Room

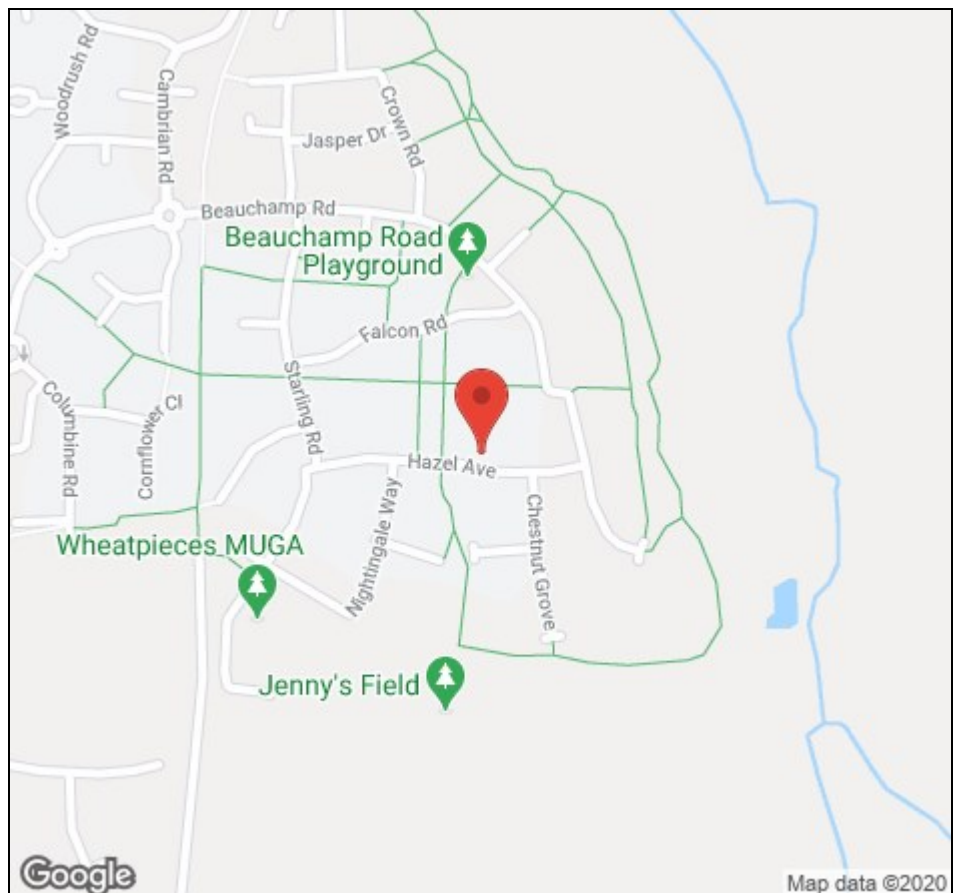
7'4 x 5'0 (2.24m x 1.52m)

Bedroom Two

9'9 x 8'10 (2.97m x 2.69m)

Bathroom (second floor)

6'4 x 6'4 (1.93m x 1.93m)



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