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estate agents



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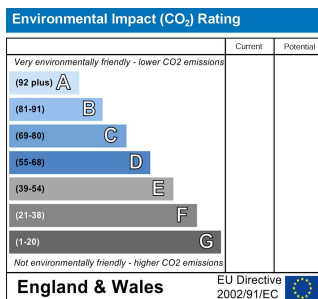
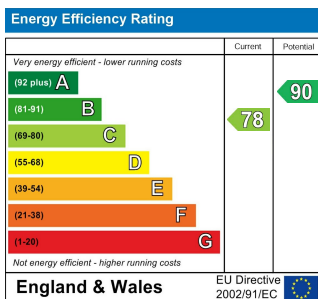
5 Half Acre Court, Tewkesbury, Gloucestershire GL20 7DT
£285,000

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

Half Acre Court 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

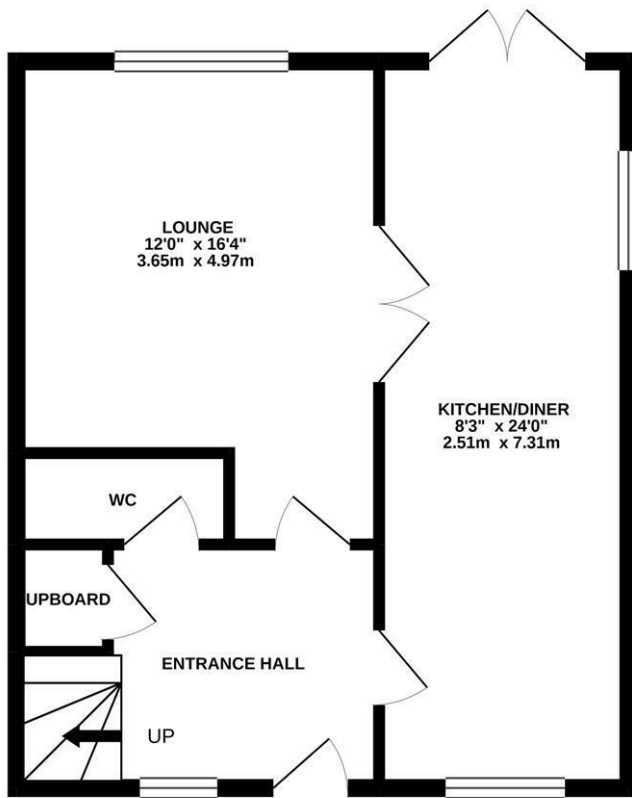
- Detached House
- Large Kitchen Dining Room
- Lounge
- Three Bedrooms
- En Suite Bathroom
- Down Stairs Cloakroom
- Family Bathroom
- Garden
- Off Road Parking
- Gas Central Heating



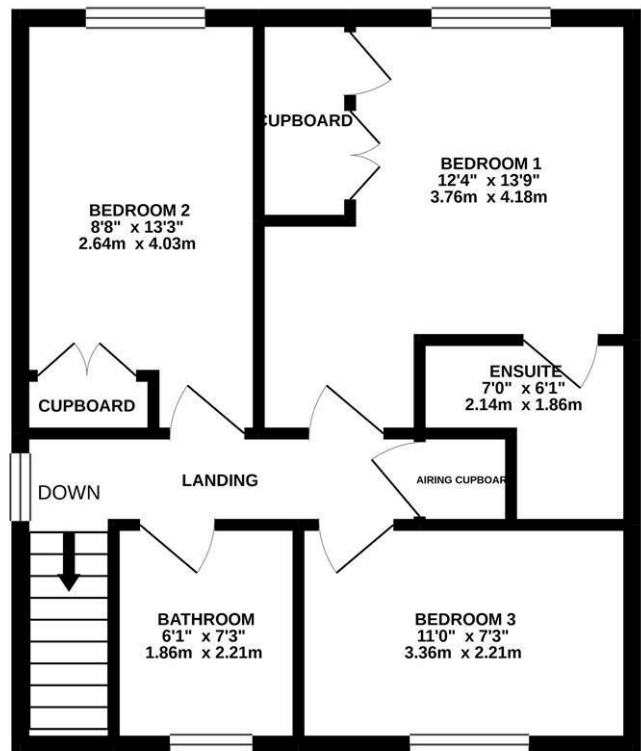
Description

Individual **THREE BEDROOM DETACHED HOUSE** situated on the edge of the Walton Cardiff Development. This lovely home has a welcoming wide hallway with stairs rising to the first floor, an understairs storage cupboard and door to a downstairs cloakroom, there is a door into a refitted kitchen/dining room which has excellent storage and fitted appliances, there a useful breakfast bar, plenty of room of a table and French doors to the rear garden. The comfortable sitting room also has a window overlooking the rear garden and double doors leading into the dining area. Upstairs are three good sized bedrooms, the main bedroom has an en suite shower room with double shower cubicle and fitted wardrobes, bedroom two also has a fitted wardrobe, there is also a good sized family bathroom. The property benefits from gas central heating and double glazing and has off road parking to the front for two vehicles. **VIEWING IS HIGHLY RECOMMENDED.**

GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.1 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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Lounge

16'4 x 12'0 (4.98m x 3.66m)

Kitchen Dining Room

24 x 8'3 (7.32m x 2.51m)

Bedroom 1

13'9 x 12'4 (4.19m x 3.76m)

En Suite

7'0 x 6'1 (2.13m x 1.85m)

Bedroom 2

13'3 x 8'8 (4.04m x 2.64m)

Bedroom 3

11'0 x 7'3 (3.35m x 2.21m)

Bathroom

6'1 x 7'3 (1.85m x 2.21m)



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