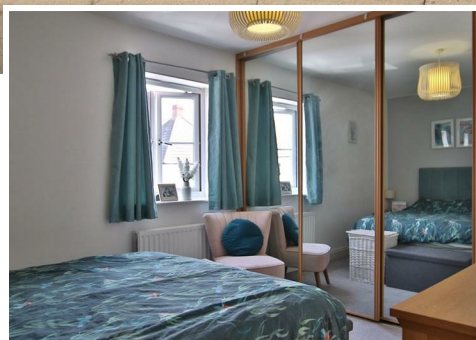




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SALES & LETTINGS



17 Nightingale Way, Tewkesbury, GL20 7TW
Offers In The Region Of £325,000

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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		
England & Wales	EU Directive 2002/91/EC	

Situation

Nightingale Way 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

Three Bedrooms
 Living Room
 Utility Room
 Kitchen/Dining Room
 Downstairs W.C
 En Suite Shower Room
 Family Bathroom
 Gas Central Heating & Double Glazing
 Garage & Garden
 Council Tax Band D



Description

Nestled in the charming area of Nightingale Way, Walton Cardiff, Tewkesbury, this delightful three-bedroom house offers a perfect blend of modern living and comfort. The property boasts a lovely design that is both inviting and practical, making it an ideal home for families.

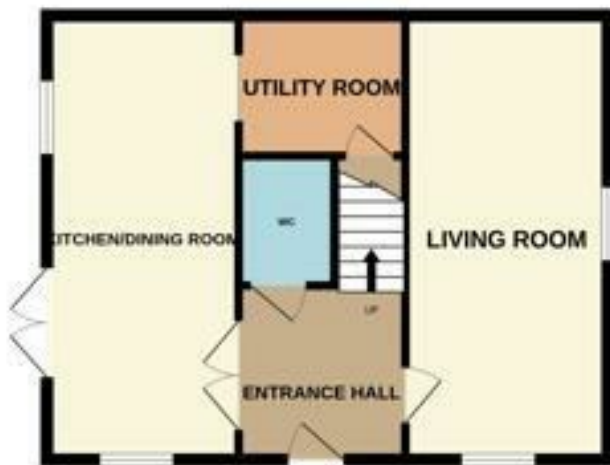
As you enter, you will be greeted by an open entrance hall, down stairs, WC, open plan kitchen and dining room, perfect for entertaining guests. The kitchen is well-equipped and features a small, handy utility area, adding to the convenience of daily living.

The three bedrooms are a comfortable size with the master bedroom having its own en-suite.

Outside there is a low maintenance garden which is a good size.

Additionally, the property includes three large parking spaces and a separate garage, providing plenty of room for vehicles and storage.

In summary, this property on Nightingale Way is a wonderful opportunity for anyone looking to settle in a nice location with modern amenities and a lovely design.



Living Room

17'8 x 10'7 (5.38m x 3.23m)

Kitchen/ Dining Room

17'8 x 9'4 (5.38m x 2.84m)

Utility Room

6'2 x 5'8 (1.88m x 1.73m)

Bedroom One

11'6 x 10'7 (3.51m x 3.23m)

Bedroom Two

9'8 x 9'8 max (2.95m x 2.95m max)

Bedroom Three

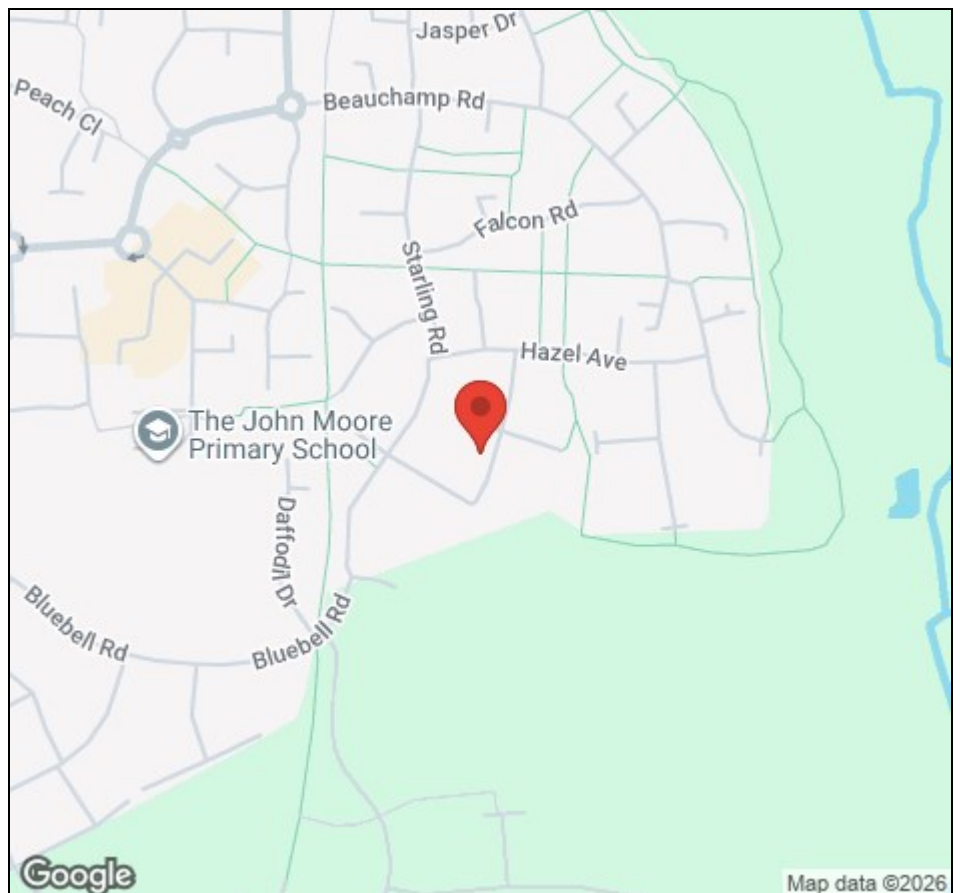
9'8 x 7'9 (2.95m x 2.36m)

Bathroom

6'4 x 6'1 (1.93m x 1.85m)

Ensuite

10'7 x 6'4 (3.23m x 1.93m)



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.