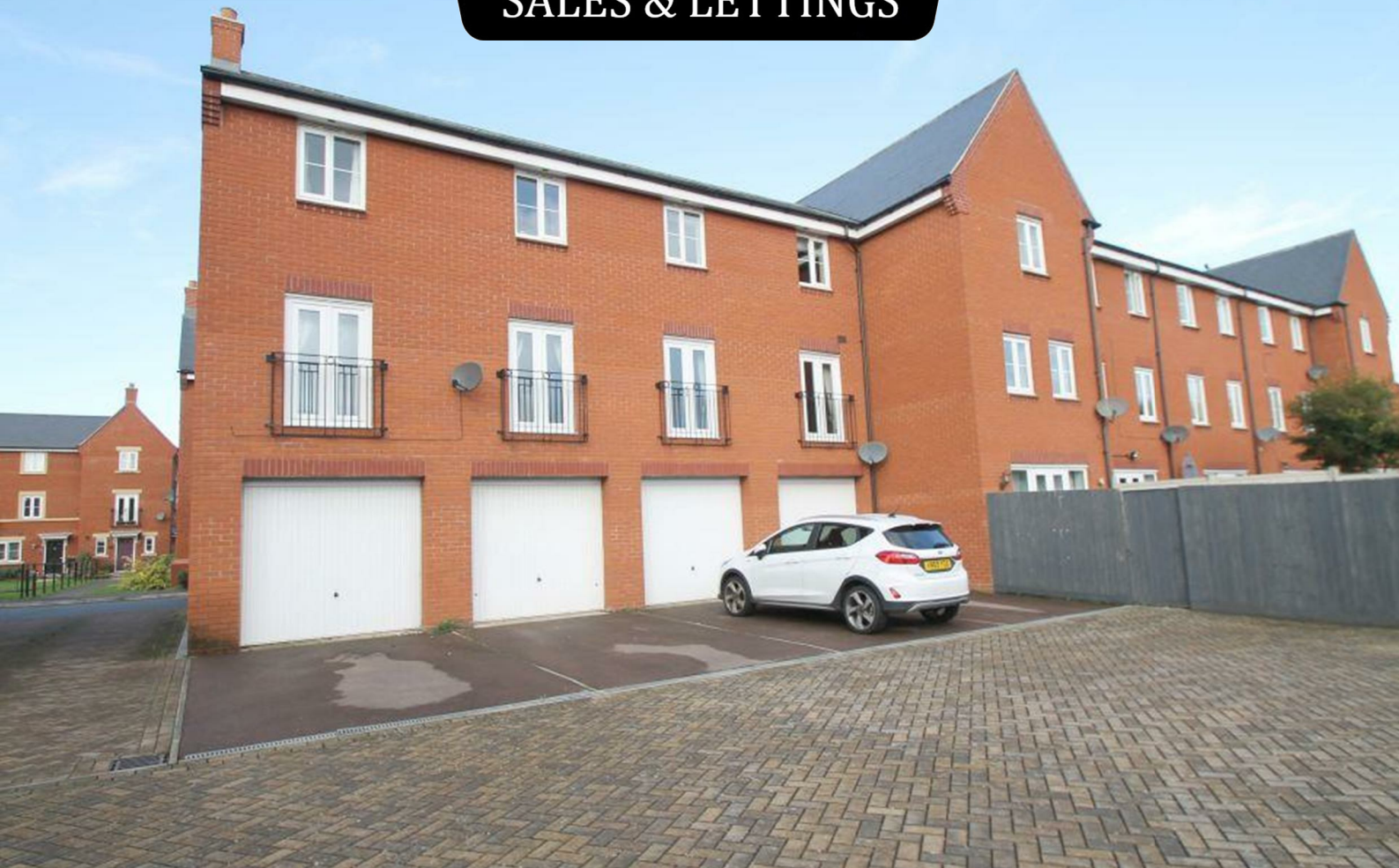




tag



SALES & LETTINGS



19 Gainsborough Road, Tewkesbury, GL20 7DY
£1,100 Per Month

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



TAG Residential Lettings Limited. Registered in England No. 05783882
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

Gainsborough Road is located on the development of Walton Cardiff. It fronts onto open fields and 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

Town House
 Open Plan Living Space
 Kitchen with Built In Appliances
 Three Bedrooms
 En Suite Shower Room
 Utility Room
 Garage
 UPVC Double Glazing & Gas Central Heating
 Off Road Parking
 Council Tax Band C



Description

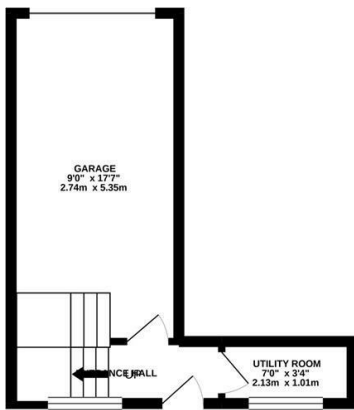
Offering open views this modern three bedroom town house situated on the Walton Cardiff development on the outskirts of Tewkesbury providing easy access to local amenities and the M5 motorway.

The property has an entrance hall with a utility room off and a personal door into the garage. On the first floor is a cloakroom, an open plan lounge dining room and a modern fitted kitchen with integrated appliances.

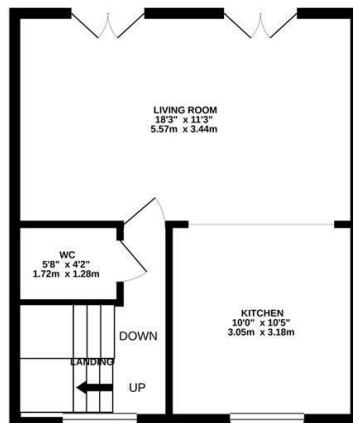
On the second floor is the main bedroom with an en-suite shower room plus two further bedrooms and a bathroom. The property benefits from gas central heating and UPVC double glazing plus there is a garage and off road parking.

**** AVAILABLE FROM 20TH SEPTEMBER 2026 ****

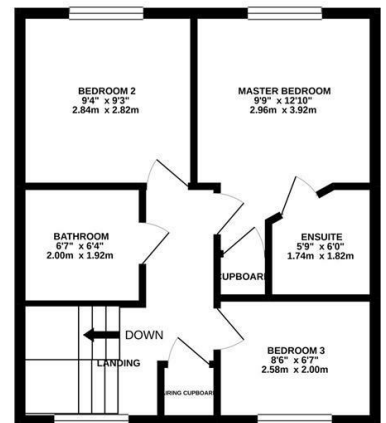
GROUND FLOOR
218 sq.ft. (20.3 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



2ND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1030 sq.ft. (95.7 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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Lounge Dining Room

18'3 x 11'3 (5.56m x 3.43m)

Kitchen

10'0 x 10'5 (3.05m x 3.18m)

Utlity Room

7'0 x 3'4 (2.13m x 1.02m)

Bedroom 1

12'10 x 9'9 (3.91m x 2.97m)

Bedroom 2

9'4 x 9'3 (2.84m x 2.82m)

Bedroom 3

8'6 x 6'7 (2.59m x 2.01m)

Bathroom

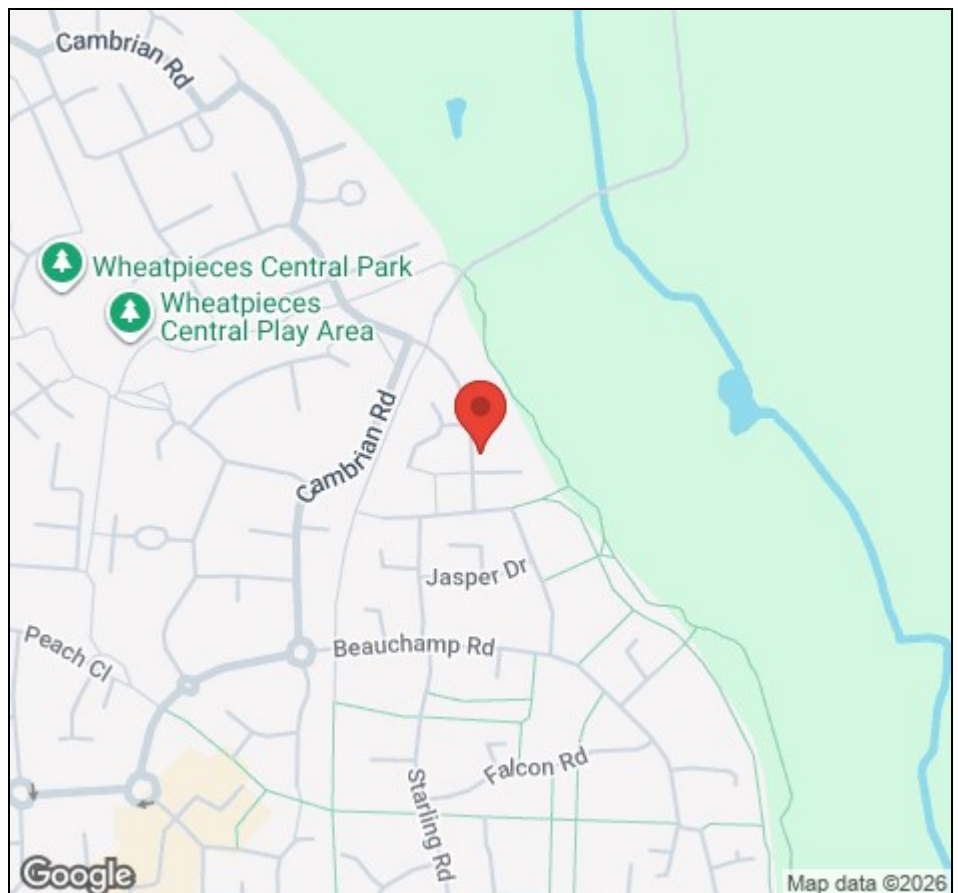
6'7 x 6'4 (2.01m x 1.93m)

En Suite Shower Room

5'9 x 6'0 (1.75m x 1.83m)

Garage

17'7 x 9'0 (5.36m x 2.74m)



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.