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SALES & LETTINGS



40 Wigeon Lane, Tewkesbury, Gloucestershire GL20 7RS
Asking Price £375,000

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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	71	83
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

Wigeon Lane 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
Four Bedrooms
Study
Living Room
Dining Room
Kitchen
Utility Room
Down Stairs WC, Family Bathroom & En Suite
Tandem Garage
Council Tax E



Description

**** NO ONWARD CHAIN **** Nestled in the charming area of Walton Cardiff, Tewkesbury, this modern four-bedroom detached home offers a perfect blend of comfort and style. Built in 2001, the property boasts a well-thought-out layout that caters to family living.

Upon entering, you are greeted by a welcoming entrance hall that leads to a versatile study, a kitchen, living room and dining room, along with a utility room and convenient downstairs WC add to the practicality of the ground floor.

Upstairs, you will find four generously sized bedrooms. The family bathroom is well-appointed, while the master bedroom benefits from an ensuite.

Outside, the property features a lovely garden and a tandem garage that offers ample space for parking and storage, catering to all your needs.

Additional added benefits are, it's on a bus route to Gloucester and walking distance into Tewkesbury via footpaths across the fields which is around 1 mile.

This delightful home on Wigeon Lane is a property not to be missed, book your viewing today.

GROUND FLOOR



1ST FLOOR



40, WIGDON LANE, WALTON CARDIFF, TEWKESBURY, GLOUCE

While 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.
Made with Hectagie C3028

Living Room

16'07 x 10'3 (5.05m x 3.12m)

Kitchen

10'8 x 7'7 (3.25m x 2.31m)

Dining Room

11'2 x 8'7 (3.40m x 2.62m)

Study

9 x 7'2 (2.74m x 2.18m)

WC

2'08 x 5'09 (0.81m x 1.75m)

Master Bedroom

14'5 x 10'3 (4.39m x 3.12m)

Bedroom Two

11'1 x 8'7 (3.38m x 2.62m)

Bedroom Three

8'3 x 8'1 (2.51m x 2.46m)

Bedroom Four

8'8 x 8 (2.64m x 2.44m)

Family Bathroom

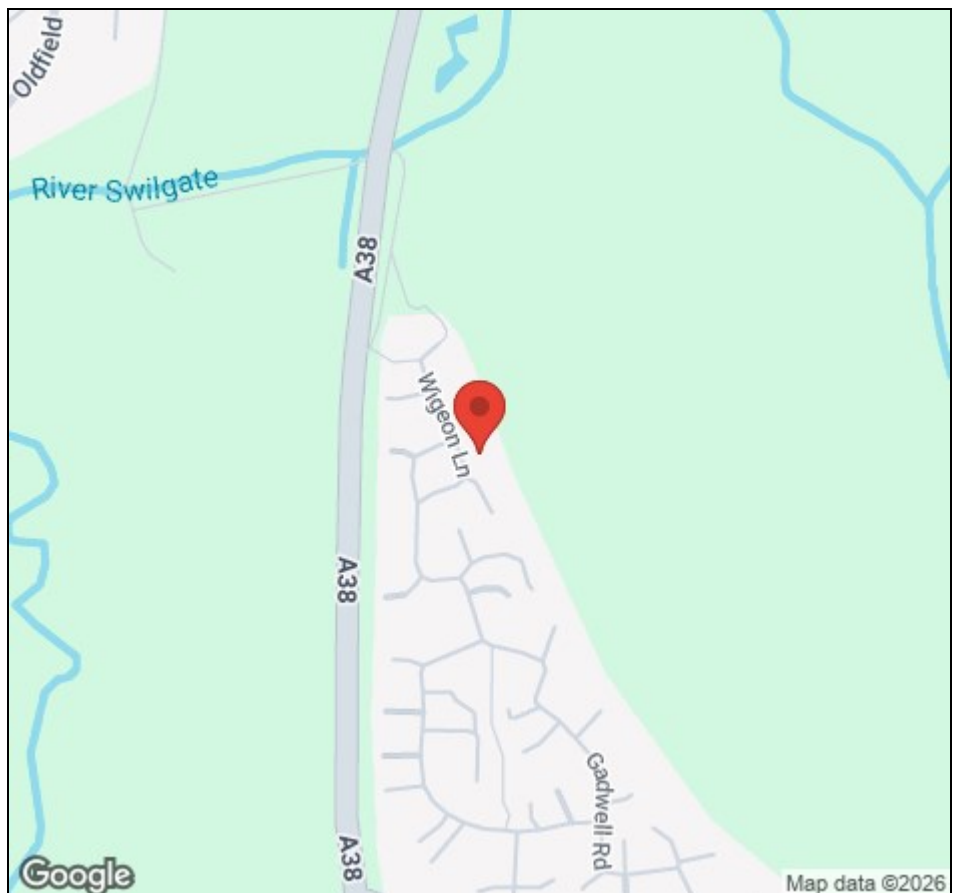
8'3 x 5'1 (2.51m x 1.55m)

En Suite

5'5 x 5'2 (1.65m x 1.57m)

Utility

8'03 x 5'07 (2.51m x 1.70m)



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.