SALES & LETTINGS









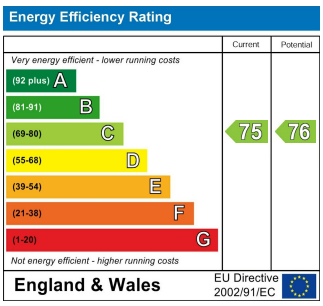
1 Falcon Court, Tewkesbury, Gloucestershire GL20 7TT
Guide Price £180,000

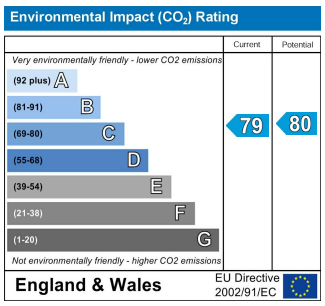
Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661

The Property Ombudsman

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







PROPERTY SUMMARY

- Coach House
- One Bedroom
- Lounge
- Kitchen
- Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Off Road Parking
- Garage
- Council Tax Band A

Situation

Falcon Court is located at the end of a cul de sac 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.









Description

A fantastic opportunity to purchase a ONE BEDROOM FREEHOLD COACH HOUSE situated on the Walton Cardiff development in Tewkesbury.

On entering the accommodation, stairs rise to the first floor, a corridor takes you past the Principal Bedroom which is light and airy and has a window overlooking the front of the property and a cupboard built in over the stairs, ideal for storage.

Further along is the door to the bathroom, with bath and shower over, W/C and wash hand basin. Finally a door leads into a great size living room, with window overlooking the front of the property and access into the kitchen, again with window overlooking the front.

The property is further complemented by gas central heating and double glazing, there is also the added benefit of a GARAGE and off road parking.

Definitely a property not to be missed!!

Please call our office to arrange your appointment to view.

GROUND FLOOR



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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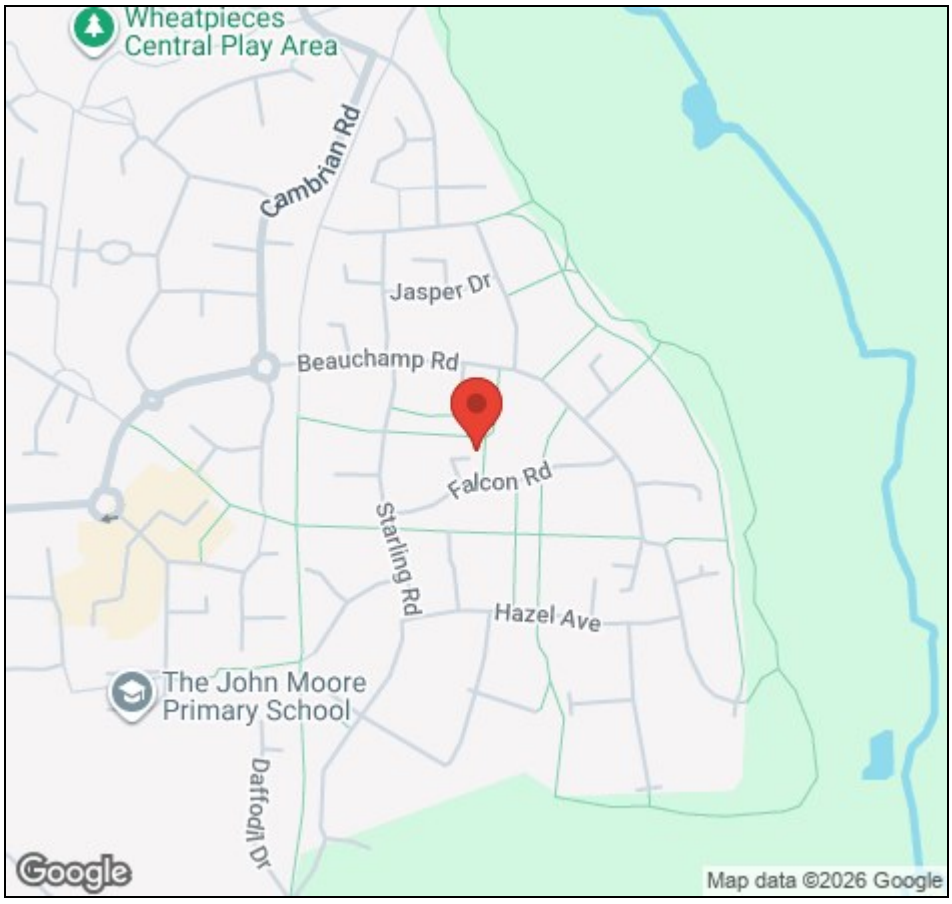
Lounge
16'1 x 10'5 (4.90m x 3.18m)

Kitchen
7'1 x 7'0 (2.16m x 2.13m)

Bedroom
13'3 x 9'9 (4.04m x 2.97m)

Bathroom
7'10 x 5'10 (2.39m x 1.78m)



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.