



BRITISH
PROPERTY
AWARDS
2017 - 2019
★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Walton Cardiff

01684 293246

**Engall
Castle**
.com

6 Cormorant Avenue, Walton Cardiff, Tewkesbury, GL20 7RQ

A great location within a small private close, this is a beautifully presented home.

Just perfect if you wish to down size or if you are starting out on your home buying ladder, it is presented so that you can move straight in.

Briefly the accommodation comprises of a welcoming hallway, with lounge off to the left. A door from the lounge leads through to the kitchen/dining room which has the benefit of patio doors out to the garden and a large understairs cupboard.

The kitchen is fitted with a range of modern wall and base units with an integrated gas hob, electric oven, extractor and slimline dishwasher.

On the first floor there are two double bedrooms, both benefitting from fitted wardrobes. The bathroom has been fitted with a modern white suite comprising of a p-shaped bath with shower over, vanity unit with inset wash basin and low level wc.

Throughout the property has the advantage of upvc double glazing and gas central heating.



Outside the rear garden is presented with a modern feel. There is a lawn, patio and additional seating area. The garden has a side gate providing access to the driveway parking at the side of the property and access to the single garage.

The garage benefits from power and light.

Located on the edge of this popular development of Walton Cardiff it is within easy walking distance of the local convenience shops, bus routes, primary school, community centre and countryside walks.

Tewkesbury itself is a popular Tudor Abbey town with a wealth of leisure, health, and education facilities including hospital, theatre, swimming pool and sports centre.

Centrally situated between Cheltenham, Worcester, Gloucester and Evesham it is an excellent commuting base, with Birmingham and other major cities within easy reach via the motorway and rail networks.



GROUND FLOOR

1ST FLOOR

Ground Floor

Lounge 13'4"x10'
 Kitchen/Dining Room 10'11"x8'11"

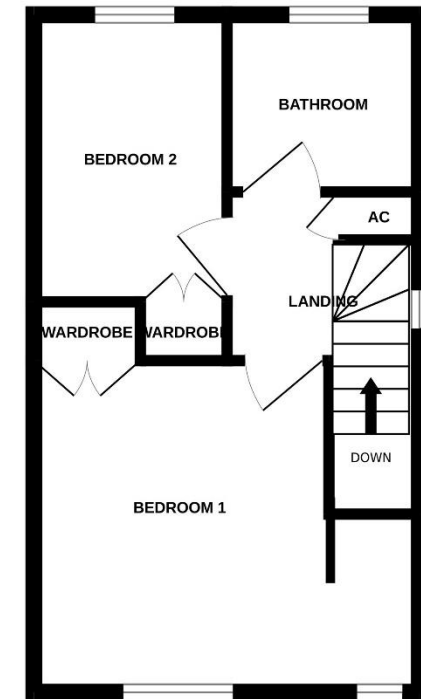
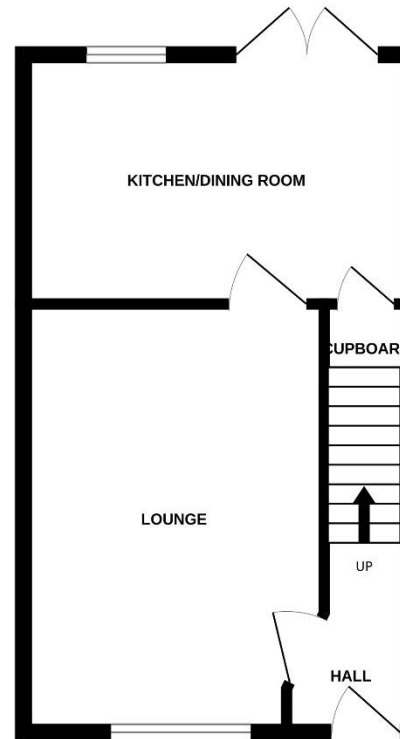
First Floor

Bedroom 1 10'11"x10'11"
 Bedroom 2 10'11"x8'4"
 Bathroom 7'x6'

Outside

Single garage

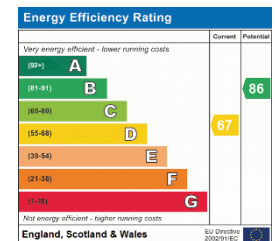
Tewkesbury Borough Council Tax Band B



Guide Price £250,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
 155 High Street Tewkesbury Gloucestershire GL20 5JP
 Office hours: Mon – Fri 9am to 5.30pm, Sat 9am to 2pm
 email: sales@engallcastle.com

01684 293 246
www.engallcastle.com



This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.

Agents Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services equipment, fittings or central heating systems have not been tested and no warranty is given or implied by Engall Castle Ltd that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures and fittings or other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and should not be relied upon for the purposes of fitting carpets or furniture etc. These property details and all statements within this document are provided without responsibility on behalf of Engall Castle Ltd or its employees or representatives and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.

