



ESTATE AGENT
IN GL17-20

Walton Cardiff

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**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 under stairs 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

Lounge 13'4" x 10'
Kitchen/Dining Room 10'11" x 8'11"

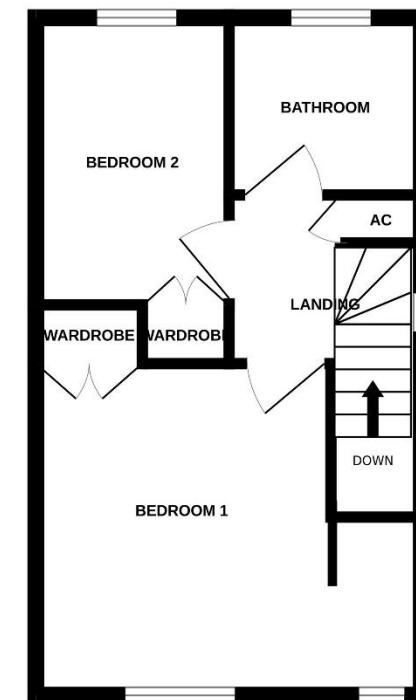
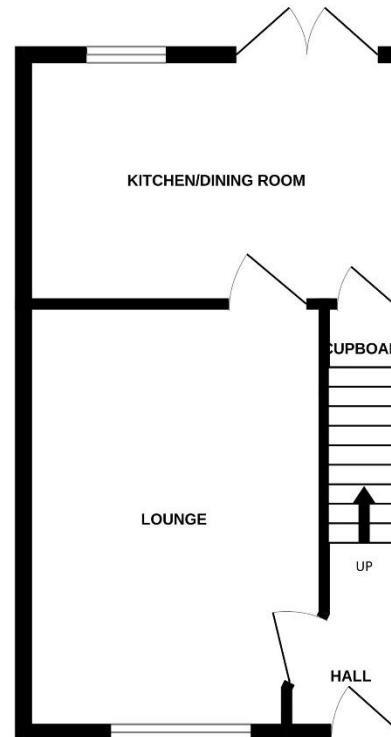
First Floor

Bedroom 1 10'11" x 10'11"
Bedroom 2 10'11" x 8'4"
Bathroom 7'x6'

Outside

Single garage

Tewkesbury Borough Council Tax Band B



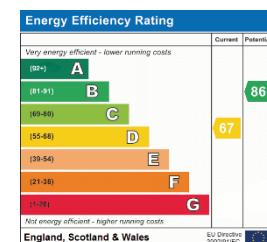
Offers over £240,000 Freehold

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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.

