

WILKINSON

SALES • LETTINGS • MANAGEMENT

£275,000

Nightingale Way, Walton Cardiff, Tewkesbury, GL20



 3

Bedrooms

 2

Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
Info@wilkinsonslm.co.uk

01684 367736



- End Terrace Home
- Front to Back Lounge
- Front to Back Kitchen/Dining Room
- Downstairs WC
- Three Bedrooms
- Ensuite & Family Bathroom
- Rear Garden
- Garage
- UPVC Double Glazing
- Gas Central Heating

Wilkinson SLM are happy to bring to market a wonderful three bedroom end terrace home situated in the ever popular Walton Cardiff development. The ground floor comprises spacious front to back lounge, front to back kitchen/dining room with the added benefit of an integrated washing machine, electric oven, gas hob and space for a fridge freezer. There is also a downstairs WC and useful under-stairs storage cupboard. French doors from the kitchen/dining room open to a low maintenance rear garden with a patio area and remainder laid to lawn. There is a gate at the back of the garden that leads to the garage and off road parking which also has a wooden gate for additional privacy from the footpath. Stairs from the hallway lead to the first floor accommodating three bedrooms, family bathroom and airing cupboard. Bedroom one benefits from an ensuite shower room. This family loved home is further complemented by UPVC double glazing and gas central heating. A viewing comes highly recommended!

Kitchen/Dining Room *4.67m max x 3.45m max*
Size: 4.67m max x 3.45m max (15'4 max x 11'4 max)

Lounge *4.67m x 2.92m*
Size: 4.67m x 2.92m (15'4 x 9'7)

Bedroom One *4.67m max x 2.95m max*
Size: 4.67m max x 2.95m max (15'4 max x 9'8 max)

Ensuite *1.68m x 1.57m*
Size: 1.68m x 1.57m (5'6 x 5'2)

Bedroom Two *2.39m x 2.59m*
Size: 2.39m x 2.59m (7'10 x 8'6)

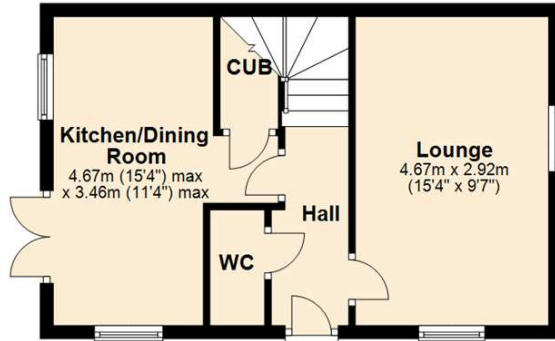
Bedroom Three *2.41m x 2.24m*
Size: 2.41m x 2.24m (7'11 x 7'4)

Bathroom *1.73m x 1.73m*
Size: 1.73m x 1.73m (5'8 x 5'8)

Garage *5.18m x 2.57m*
Size: 5.18m x 2.57m (17'0 x 8'5)

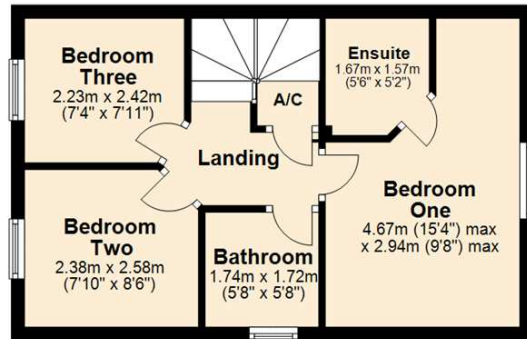
Ground Floor

Approx. 35.0 sq. metres (376.8 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.8 sq. feet)



Total area: approx. 70.0 sq. metres (753.5 sq. feet)

This plan is not to scale and is for guidance only. Produced by PlanUp.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Nightingale Way, Walton Cardiff, Tewkesbury, GL20

