

WILKINSON

SALES • LETTINGS • MANAGEMENT

Guide price £300,000

Second Crossing Road, Walton Cardiff, Tewkesbury,
GL20



3

Bedrooms



2

Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- Town House
- Lounge
- Dining Room
- Kitchen/Breakfast Room
- Downstairs W.C
- Three Double Bedrooms
- En Suite Shower Room
- Family Bathroom
- Garage & Off Road Parking
- Rear Garden
- UPVC Double Glazing & Gas Central Heating

Wilkinson SLM are delighted to offer for sale a beautifully presented three storey townhouse located on the popular Walton Cardiff development.

The front door opens to a spacious hallway with a dining room to the right. At the rear of the property is a lovely kitchen/breakfast room with the added benefit of various base and wall units, integrated fridge freezer and Range cooker. There is also a useful storage cupboard. Finishing the ground floor is an understairs storage cupboard and a downstairs WC.

Occupying the first floor is a spacious lounge, complemented by an electric fireplace. There is also a double bedroom on the first floor with a built in double wardrobe.

Upstairs to the second floor are a further two double bedrooms. Bedroom one has the advantage of an ensuite shower room as well as a built in double and single wardrobe; bedroom three has a built in wardrobe. Finishing the second floor is a modern presented family bathroom.

The patio door in the kitchen/breakfast room opens to the lovely low maintenance rear garden which has access to the garage and off road parking. Further complementing this home is UPVC double glazing and gas central heating as well as walking distance to local amenities.

If you're looking for a well presented spacious family home, look no further! Book a viewing with us today.

Lounge 14' 11" x 13' 3" (4.55m x 4.04m)

Dining Room 10' 9" x 8' 10" (3.28m x 2.69m)

Kitchen/Breakfast Room 14' 11" x 11' (4.55m x 3.35m)

Bedroom One 13' 5" x 9' (4.09m x 2.74m)

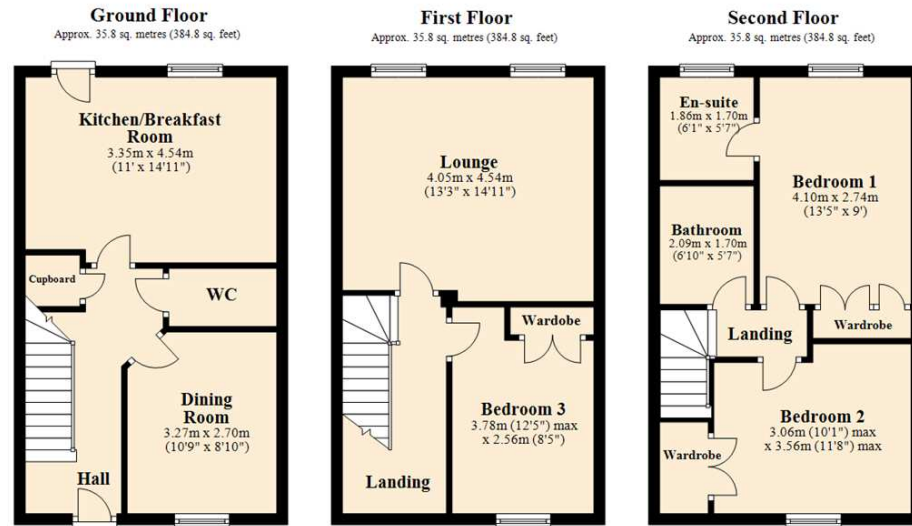
En Suite 6' 1" x 5' 7" (1.85m x 1.70m)

Bedroom Two 10' 1" x 11' 8" (3.07m x 3.56m) **Maximum Measurements**

Bedroom Three 12' 5" x 8' 5" (3.78m x 2.57m) **Maximum Measurements**

Bathroom 6' 10" x 5' 7" (2.08m x 1.70m)

Garage 16' 11" x 9' (5.16m x 2.74m)



Total area: approx. 107.3 sq. metres (1154.5 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		85
(69-80) C	74	
(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

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