

WILKINSON

SALES • LETTINGS • MANAGEMENT

£310,000

Gainsborough Road, Walton Cardiff, Tewkesbury,
GL20



 3

Bedrooms

 2

Bathrooms

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

Wilkinson SLM are delighted to offer for sale a well presented three storey town house located on the ever popular residential area of Walton Cardiff.

From the entrance hall stairs on the right lead up to the first floor and a door directly in front of you which leads to the downstairs WC. A further door to the left of the hallway takes you through to the open plan kitchen/dining/family room. The kitchen has the benefit of a built in double oven and gas hob, integrated fridge/freezer and dishwasher and a space for a washing machine. French doors open to the rear garden off the dining area.

On the first floor is the spacious lounge room with feature electric fireplace. There are open views from the lounge across fields. Bedroom two is also located on this floor with a built in wardrobe

Occupying the second floor are bedrooms one and two, both doubles with built in wardrobes and bedroom one having the benefit of an en-suite shower room. The family bathroom is also located on this floor.

This lovely home is complemented by UPVC double glazing, gas central heating, garage with off road parking for one car and a rear garden with a gate at the bottom.

Open Plan Kitchen/Dining/Family Room 25' 11" x 14' 11" (7.90m x 4.55m)

Lounge 14' 11" x 12' 8" (4.55m x 3.86m)

Bedroom One 13' 2" x 9' 1" (4.01m x 2.77m)

En-Suite Shower Room 6' 8" x 5' 7" (2.03m x 1.70m)

Bedroom Two 12' 4" x 8' 9" (3.76m x 2.67m)

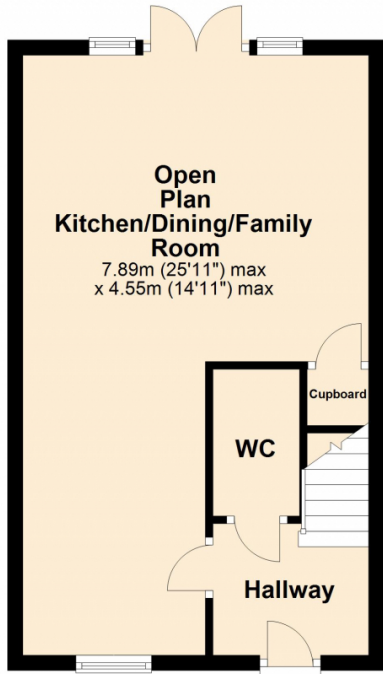
maximum measurements

Bedroom Three 11' 7" x 10' 1" (3.53m x 3.07m)

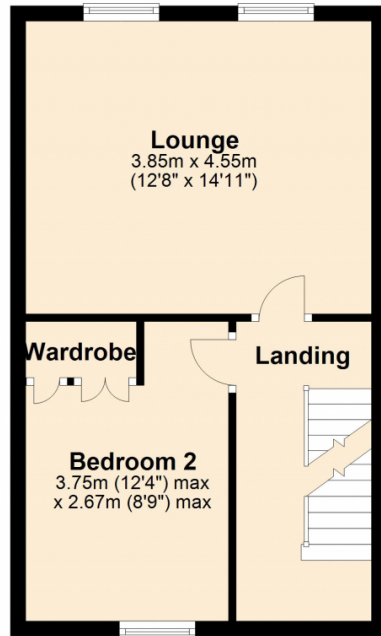
maximum measurements

Family Bathroom 6' 2" x 5' 7" (1.88m x 1.70m)

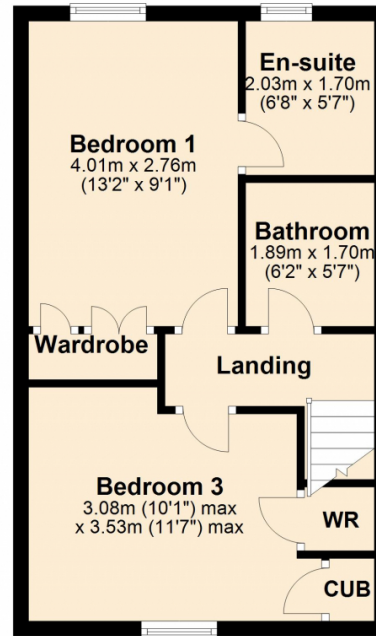
Ground Floor



First Floor




Second Floor



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		87
(69-80) C	76	
(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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