

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£230,000

Wigeon Lane, Walton Cardiff, Tewkesbury, GL20



 2

Bedrooms

 1

Bathroom

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- Terraced House
- NO ONWARD CHAIN
- Kitchen/Dining Room
- Lounge
- Conservatory
- Two Bedrooms
- Dressing Room
- Refitted Shower Room
- Westerly Facing Rear Garden
- Garage with Off Road Parking
- UPVC Double Glazing
- Gas Central Heating

Wilkinson SLM are pleased to bring to market with NO ONWARD CHAIN, an endearing two bedroom terraced house in the ever popular Walton Cardiff development with a garage and off road parking for at least two cars.

The ground floor accommodates a lounge with an electric fireplace with a door opening to the kitchen/dining room. The kitchen has the added benefit of various wall and units, built in electric oven, electric hob, integrated fridge freezer and a standalone washing machine. There is also a useful understairs storage cupboard. From the kitchen/dining room, sliding doors lead to the conservatory which provides access to the Westerly Facing rear garden.

The private rear garden is an area to enjoy the sunshine with a side gate that leads to the garage and offers at least two parking spaces in front.

Occupying the first floor are two bedrooms with both benefitting built in double wardrobes. Bedroom one has a separate dressing room with a sliding wardrobe to provide additional storage space. This was originally the ensuite, however the current owner converted this but has kept the plumbing to give the option of putting a suite back in. Finishing the first floor is a lovely refitted shower room and airing cupboard.

Further complementing this home is UPVC double glazing and gas central heating - a viewing comes highly recommended.

**Lounge** 14' 9" x 10' 5" (4.50m x 3.17m) *maximum measurements*

**Kitchen/Dining Room** 8' 9" x 13' 5" (2.67m x 4.09m)

**Conservatory** 5' 8" x 12' 2" (1.73m x 3.71m)

**Bedroom One** 11' 7" x 10' 5" (3.53m x 3.17m) *maximum measurements*

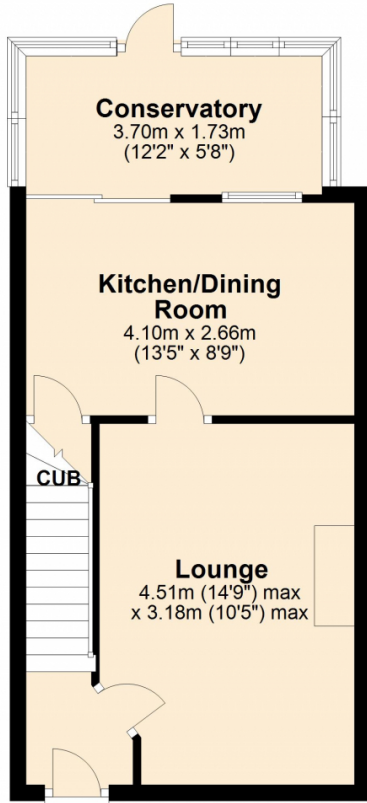
**Dressing Room** 3' 2" x 4' 11" (0.97m x 1.50m) *minimum measurements*

**Bedroom Two** 9' 10" x 7' 1" (3.00m x 2.16m)

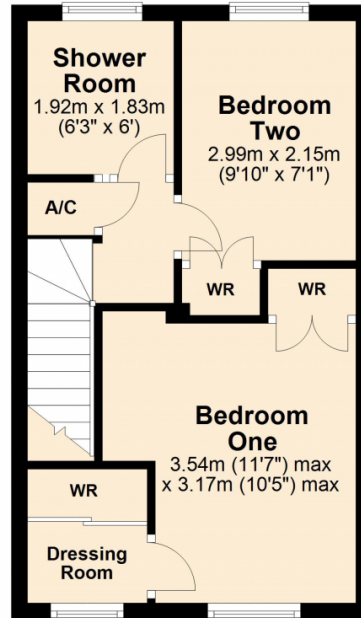
**Shower Room** 6' 3" x 6' 0" (1.91m x 1.83m)

**Garage**

## Ground Floor




## First Floor



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

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: Walton Cardiff, GL20

