

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£350,000

Wakeman Close, Walton Cardiff, Tewkesbury, GL20



 **3**  
Bedrooms

 **2**  
Bathrooms

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- Detached House
- Front To Back Lounge
- Kitchen
- Dining Room
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Garage & Off Road Parking
- Garden

Wilkinson SLM are delighted to bring to market a detached home located at the end of cul-de-sac on the ever popular residential development of Walton Cardiff.

From the hallway a door to the right leads through to the front to back lounge room with an electric feature fireplace. To the left of the hallway is the dining room with double doors opening to the garden and the kitchen with built in gas hob and electric oven and space for a washing machine and fridge freezer. The kitchen also has under cupboard lighting. At the end of the hall is the downstairs WC and a handy understairs storage cupboard.

On the first floor are three bedrooms and a family bathroom. The main bedroom is front to back and has the added benefit of an en-suite shower room.

This lovel home is complemented by gas central heating, UPVC double glazing, low maintenance garden, garage with power and lighting and off road parking for two cars.

**Lounge** 17' 9" x 10' 7" (5.41m x 3.23m)

**Kitchen** 9' 7" x 8' 2" (2.92m x 2.49m)

**Dining Room** 9' 7" x 9' 4" (2.92m x 2.84m)

**Bedroom One** 17' 10" x 10' 1" (5.44m x 3.07m)  
maximum measurements

**En-Suite Shower Room** 6' 5" x 4' 9" (1.96m x 1.45m)  
maximum measurements

**Bedroom Two** 9' 10" x 9' 9" (3.00m x 2.97m)

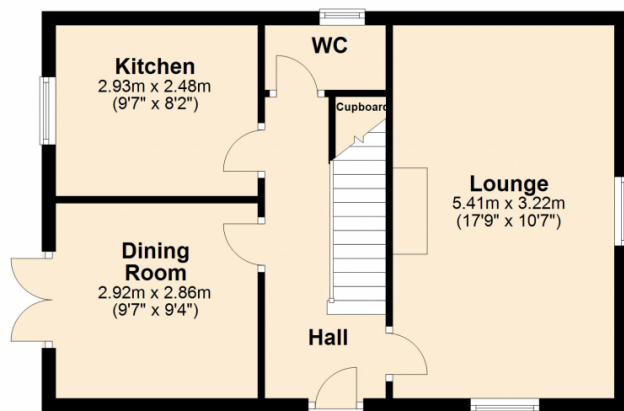
**Bedroom Three** 9' 10" x 7' 10" (3.00m x 2.39m)

**Bathroom** 5' 8" x 5' 6" (1.73m x 1.68m)



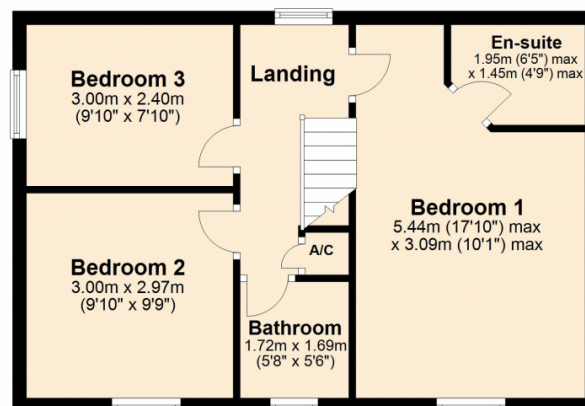
## Ground Floor

Approx. 43.8 sq. metres (471.6 sq. feet)



## First Floor

Approx. 43.9 sq. metres (472.1 sq. feet)



Total area: approx. 87.7 sq. metres (943.7 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+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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