

# WILKINSON

SALES • LETTINGS • MANAGEMENT

Offers over £325,000

Hazel Avenue, Walton Cardiff, Tewkesbury, GL20



3

Bedrooms



2

Bathrooms

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

01684 367736





- NO ONWARD CHAIN
- Detached Home
- Front To Back Lounge
- Refitted Kitchen/Dining Room
- Utility Room
- Downstairs WC
- Three Bedrooms
- En-Suite Shower Room & Family Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Detached Garage & Ample Off Road Parking
- Rear Garden

Wilkinson SLM are delighted to offer for sale with NO ONWARD CHAIN and AMPLE PARKING a well presented detached home located on the popular development of Walton Cardiff.

From the entrance hall there is a door to the right opening to the front to back lounge. There is also a door to the downstairs WC off the hallway. A door to the left opens to the refitted kitchen/dining room with an integrated double tower oven and gas hob and a space for a dishwasher. The kitchen area opens into the utility room with space for fridge/fridge freezer and a washing machine. Double doors lead off the dining area into the garden.

On the first floor are three bedrooms and a family bathroom with the main bedroom having the added benefit of built in mirror front wardrobes and an en-suite shower room.

This lovely home is further complemented by UPVC double glazing, gas central heating, low maintenance garden with access to the detached garage which has power and lighting. There is ample parking for this home which is an added bonus!

**Front To Back Lounge** 17' 10" x 10' 6" (5.44m x 3.20m)

**Kitchen/Dining Room** 17' 10" x 9' 5" (5.44m x 2.87m)

**Utility Room** 6' 2" x 5' 9" (1.88m x 1.75m)

**Bedroom One** 11' 7" x 10' 6" (3.53m x 3.20m) maximum measurements

**En-Suite Shower Room** 10' 6" x 6' 4" (3.20m x 1.93m) maximum measurements

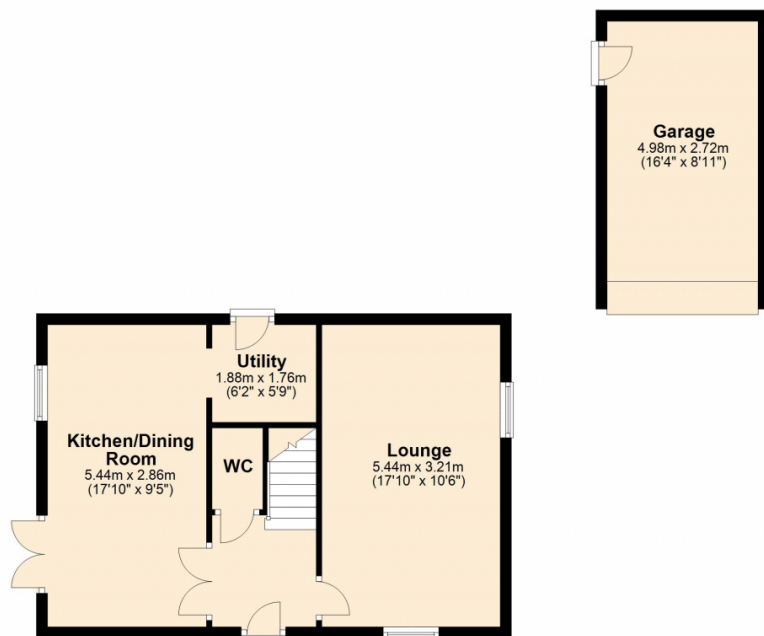
**Bedroom Two** 9' 9" x 9' 8" (2.97m x 2.95m)

**Bedroom Three** 9' 8" x 7' 9" (2.95m x 2.36m)

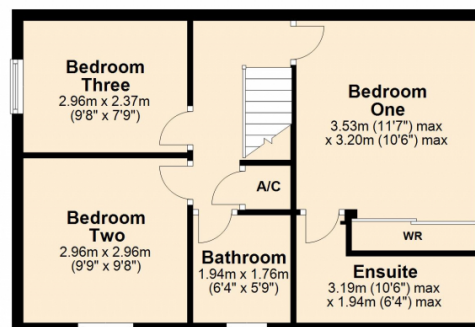
**Bathroom** 6' 4" x 5' 9" (1.93m x 1.75m)



**Ground Floor**  
Approx. 57.8 sq. metres (622.4 sq. feet)



**First Floor**  
Approx. 44.3 sq. metres (476.8 sq. feet)



Total area: approx. 102.1 sq. metres (1099.2 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>		87
(69-80) <b>C</b>	74	
(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

Address: Hazel Avenue, Walton Cardiff, Tewkesbury, GL20

