

WILKINSON

SALES • LETTINGS • MANAGEMENT

£320,000

Clifford Avenue, Walton Cardiff, GL20



3

Bedrooms



1

Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- Detached Home
- Three Bedrooms
- Lounge
- Kitchen/Dining Room
- Downstairs WC
- En-suite
- Main Bathroom
- Rear Garden
- Off Road Parking
- Separate Garage

Wilkinson SLM are excited to bring to the market a well presented three bedroom detached home on The Wheatpieces development of Walton Cardiff. This home is perfectly located with a short walking distance to local amenities and Tewkesbury Town Centre.

The ground floor features a spacious lounge with a front aspect window, ideal for relaxing, entertaining or just watching the world go by. A door to the rear of the lounge opens to a kitchen/dining room with plenty space for mealtimes or gatherings. There are a variety of base and wall units, a built-in oven and hob, a convenient storage cupboard, and patio doors that open to the rear garden. A useful downstairs WC, located by the front door completes the ground floor.

Upstairs, the main bedroom boasts an ensuite and built in wardrobes, bedroom two also benefits from fitted storage. Bedroom three, a modern bathroom and two handy storage cupboards on the landing complete the first floor.

Outside, the rear garden is a great space for both relaxation and entertaining, featuring a patio area, lawn, a garden shed and useful side gate access for added convenience.

This home is complemented by off road parking, a garage located to the rear of the property underneath a coach house, gas central heating and UPVC double glazing.

Lounge 16' 6" x 13' 4" (5.03m x 4.06m)
Maximum Measurements

Kitchen/Dining Room 8' 11" x 16' 5" (2.72m x 5.00m)

Bedroom One 11' 7" x 10' 2" (3.53m x 3.10m)

En-suite 4' 6" x 7' 4" (1.37m x 2.24m)
Maximum Measurements

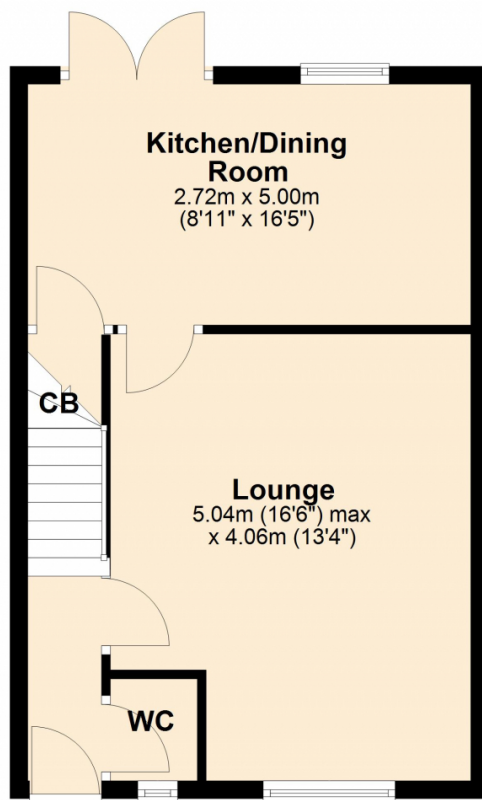
Bedroom Two 9' 1" x 10' 2" (2.77m x 3.10m)

Bedroom Three 7' 10" x 5' 11" (2.39m x 1.80m)

Bathroom 6' 5" x 5' 11" (1.96m x 1.80m)

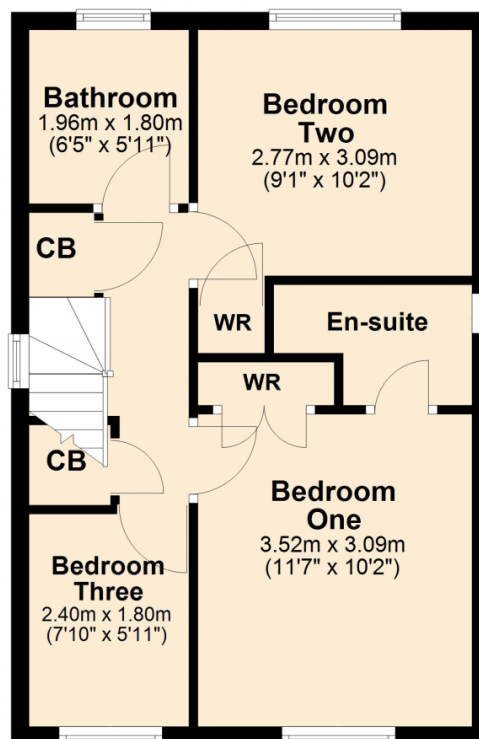
Ground Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.3 sq. feet)



Total area: approx. 78.5 sq. metres (844.5 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	73	
(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

Address: Walton Cardiff, GL20

