

WILKINSON

SALES • LETTINGS • MANAGEMENT

£435,000

Angelica Mews, Walton Cardiff, Tewkesbury, GL20



4

Bedrooms



2

Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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01684 367736



- Detached Home
- Front To Back Lounge With Bay Window
- Front To Back Kitchen/Dining Room
- Downstairs WC
- Four Double Bedrooms
- En-Suite Shower Room
- Four Piece Bathroom Suite
- UPVC Double Glazing
- Gas Central Heating
- Rear Garden
- Garage & Off Road Parking

Wilkinson SLM are delighted to offer for sale a well presented detached family home located on the ever popular residential area of Walton Cardiff, with views over grass land from the front.

From the spacious entrance hall a door on the left opens into the front to back lounge room which has a bay window and double doors leading to the rear garden. Going back to the hallway there are two doors on the right, one the opens to the downstairs WC and the other leads to the kitchen/dining room. Again, this room is front to back and has the added benefit of built in double tower oven and electric hob and integrated dishwasher and fridge freezer. There is an archway through to the utility room which has space for a washing machine and tumble dryer and a door leading to the garden.

Upstairs are four fantastic double bedrooms with the main bedroom benefitting from an en-suite shower room and built in wardrobes. The family bathroom is a great size offering a bath and a separate shower. Bedrooms one, two and three have the added benefit of air conditioning units.

The low maintenance rear garden is paved with a raised area perfect for a table or chairs or some colourful pots! There is also a door opening to the over sized garage and gated side access which takes you to the front of the garage and the off road parking. The garage has power and lighting and eaves storage.

This home is absolutely not one to be missed so call us today before it goes!

Lounge 20' 1" x 11' 4" (6.12m x 3.45m)

Kitchen/Dining Room 20' 1" x 10' 7" (6.12m x 3.23m)

Bedroom One 11' 7" x 10' 7" (3.53m x 3.23m)
maximum measurements

En-Suite Shower Room 7' 1" x 4' 8" (2.16m x 1.42m)

Bedroom Two 10' 9" x 10' 3" (3.28m x 3.12m)
maximum measurements

Bedroom Three 9' 8" x 9' 7" (2.95m x 2.92m)
maximum measurements

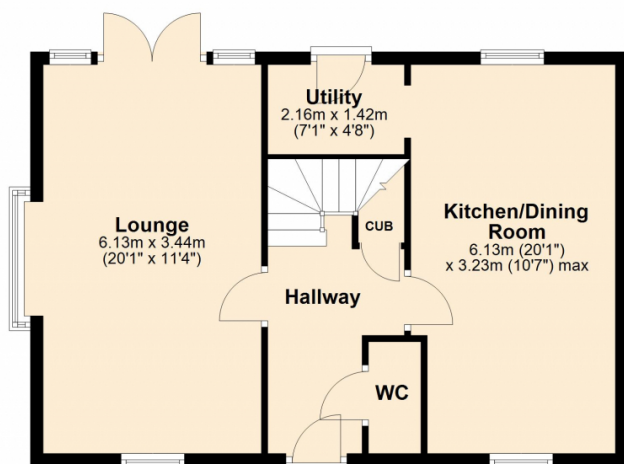
Bedroom Four 9' 3" x 8' 3" (2.82m x 2.51m)

Bathroom Suite 11' 5" x 6' 3" (3.48m x 1.91m)

Garage 19' 2" x 10' 3" (5.84m x 3.12m)

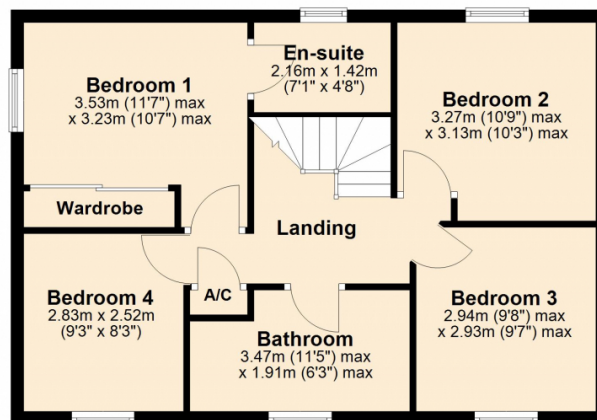
Ground Floor

Approx. 55.6 sq. metres (598.8 sq. feet)



First Floor

Approx. 55.4 sq. metres (595.9 sq. feet)



Total area: approx. 111.0 sq. metres (1194.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(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

