

WILKINSON

SALES • LETTINGS • MANAGEMENT

£550,000

Cambrian Road, Walton Cardiff, Tewkesbury, GL20



6

Bedrooms



3

Bathrooms

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

01684 367736



- Detached Three Storey Town House
- Lounge & Separate Dining Room
- Refitted Kitchen/Breakfast Room
- Downstairs WC
- Six Bedrooms
- Two Refitted En-Suites
- Refitted Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Garage & Off Road Parking
- Rear Garden

Wilkinson SLM are delighted to bring to market a well presented executive detached three storey town house located on the ever popular residential area of Walton Cardiff.

The property offers flexible accommodation over three floors and comprises, entrance hall, down stairs WC, dining room with double doors opening to the lounge room which in turn has patio doors the open to the rear garden. There is also a refitted kitchen/breakfast room which includes built in double tower oven and induction hob and integrated double fridge/freezer, washing machine and dishwasher.

The refitted family bathroom and bedrooms two, three four and five are located on the first floor. Bedrooms two, three and four all have built in wardrobes with bedroom two also benefitting from a refitted en-suite shower room.

Occupying the second floor is bedroom one which has its own dressing area with built in wardrobes and a refitted four piece bathroom suite. Bedroom six is also located on this floor.

The property is further complemented by UPVC double glazing and gas central heating throughout.To the outside of the property there is a low maintenance garden with patio seating area and water feature. The property also benefits from a single electric garage with power and lighting with off road parking in front and is accessed via wooden double gates.

Lounge 15' 1" x 15' 0" (4.60m x 4.57m) *maximum measurements*

Dining Room 12' 11" x 9' 8" (3.94m x 2.95m)

Refitted Kitchen/Breakfast Room *maximum measurements*

Bedroom One 13' 2" x 11' 1" (4.01m x 3.38m) *maximum measurements*

Refitted En-Suite Four Piece Bathroom 10' 5" x 5' 9" (3.17m x 1.75m)

Bedroom Two 13' 1" x 12' 4" (3.99m x 3.76m) *maximum measurements*

Refitted En-Suite Shower Room 6' 7" x 5' 1" (2.01m x 1.55m) *maximum measurements*

Bedroom Three 10' 11" x 7' 4" (3.33m x 2.24m) *maximum measurements*

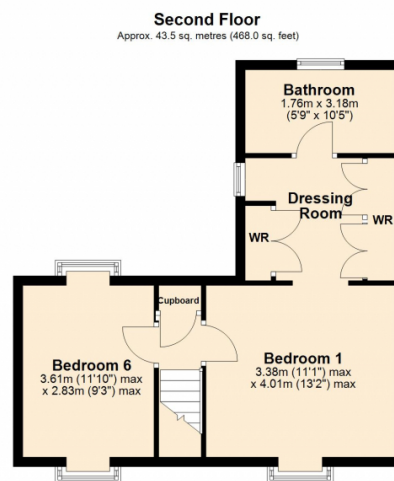
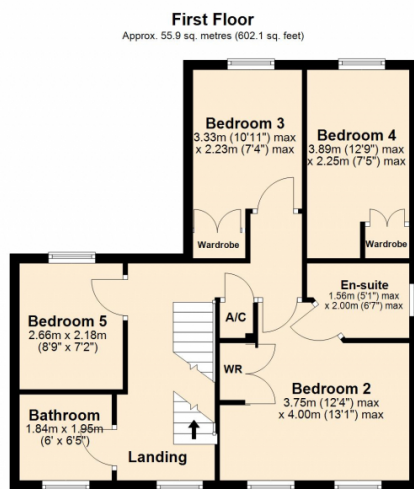
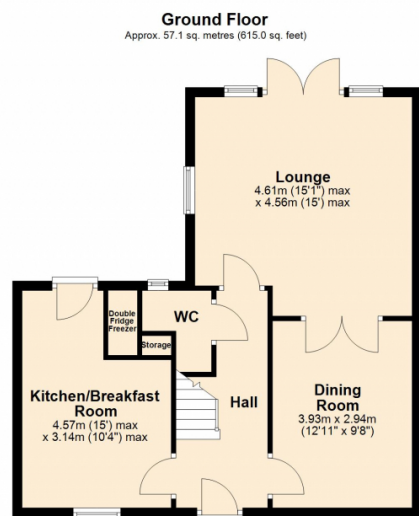
Bedroom Four 12' 9" x 7' 5" (3.89m x 2.26m) *maximum measurements*

Bedroom Five 8' 9" x 7' 2" (2.67m x 2.18m)

Bedroom Six 11' 10" x 9' 3" (3.61m x 2.82m) *maximum measurements*

Refitted Bathroom 6' 5" x 6' 0" (1.96m x 1.83m)

Garage 16' 7" x 8' 6" (5.05m x 2.59m)



Total area: approx. 156.6 sq. metres (1685.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	78
(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 	

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