

WILKINSON

SALES • LETTINGS • MANAGEMENT

£260,000

Graylag Crescent, Walton Cardiff, Tewkesbury, GL20



 **2**
Bedrooms

 **2**
Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- End Of Terrace Home
- Lounge
- Kitchen/Dining Room
- Two Double Bedrooms
- En-suite Shower Room
- Bathroom
- Garage
- Off Road Parking
- Rear Garden

Wilkinson SLM are delighted to offer to the market a two bedroom end terraced home in the popular residential area of Walton Cardiff. Within walking distance to local amenities and Tewkesbury Town Centre this home has a lot to offer.

Upon entering, you are welcomed by a handy entrance porch, ideal for coats and shoes before entering the rest of the house. The lounge is bright and comfortable with an electric fireplace and a door opening to the kitchen/dining room. The modern kitchen has an array of base and wall units with a built in oven, hob and dishwasher. You will also find space for a fridge/freezer and plumbing for a washing machine. The kitchen also offers space for a dining room table, a useful understairs storage cupboard providing additional practical storage and french doors which open directly onto a decking space and the rear garden, making it perfect for indoor-outdoor living.

Upstairs there are two generous bedrooms. Bedroom one has an ensuite shower room and both bedrooms benefit from built in wardrobes. A separate family bathroom and storage cupboard complete the first floor.

Externally, this home benefits from a private rear garden with a decking area ideal for summer entertaining, with the rest laid to lawn. You will also find access to the garage from the decking area.

Further complementing this home is a garage, off road parking on the driveway, Gas Central Heating and UPVC double glazing.

Lounge 15' 0" x 10' 4" (4.57m x 3.15m)
Maximum Measurements

Kitchen/Dining Room 8' 8" x 13' 5" (2.64m x 4.09m)

Bedroom One 11' 7" x 10' 5" (3.53m x 3.17m)
Maximum Measurements

En-Suite 5' 1" x 4' 1" (1.55m x 1.24m)

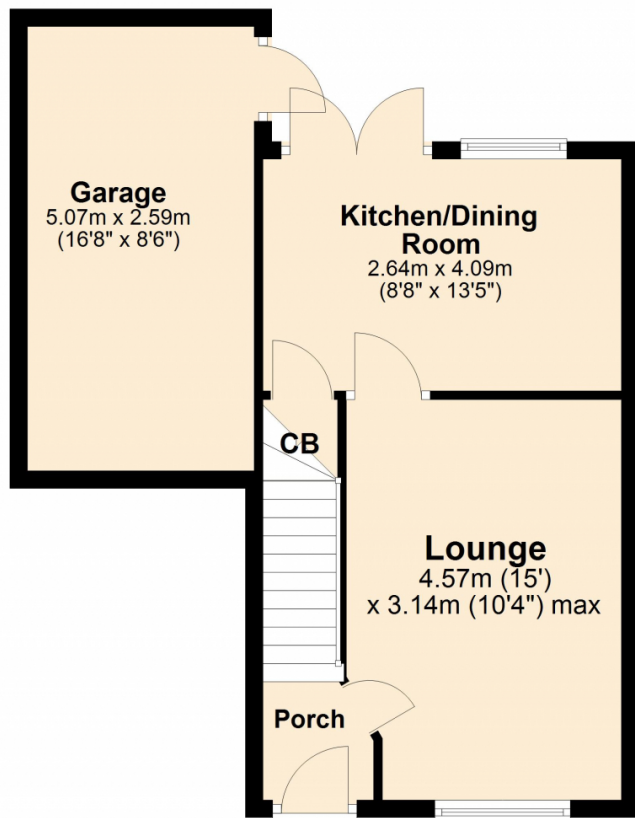
Bedroom Two 9' 11" x 7' 1" (3.02m x 2.16m)

Bathroom 6' 3" x 6' 1" (1.91m x 1.85m)

Garage 16' 8" x 8' 6" (5.08m x 2.59m)

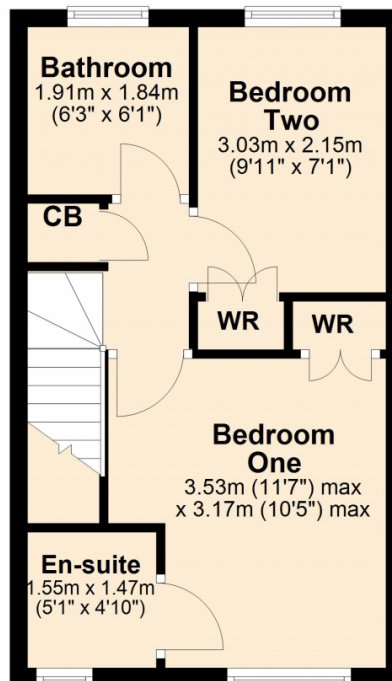
Ground Floor

Approx. 43.4 sq. metres (467.2 sq. feet)



First Floor

Approx. 29.9 sq. metres (322.1 sq. feet)



Total area: approx. 73.3 sq. metres (789.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(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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