

WILKINSON

SALES • LETTINGS • MANAGEMENT

£270,000

Snowdonia Road, Walton Cardiff, Tewkesbury, GL20



3

Bedrooms



1

Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- Semi Detached House
- NO ONWARD CHAIN
- Dual Aspect Kitchen/Dining Room with Bay Window
- Lounge
- Three Bedrooms
- Family Bathroom
- SOUTHERLY FACING Rear Garden with Side Access & Rear Access to Garage
- Garage with Off Road Parking In Front
- UPVC Double Glazing
- Gas Central Heating with Combination Boiler Installed in 2020
- Ideally Positioned Overlooking a Green

Wilkinson SLM are delighted to bring to market, with NO ONWARD CHAIN, this charming three bedroom semi detached family home, ideally situated in the ever popular Walton Cardiff development. Enjoying an attractive position overlooking a green to the front and benefiting from a private rear aspect, this lovely home is not one to miss. Upon arrival, the front door opens into an entrance hall. To the right is a convenient downstairs WC, whilst a further door leads into the lounge. This inviting room is filled with natural light and features patio doors opening directly onto the SOUTH-WESTERLY FACING REAR garden. Leading on from the lounge is the kitchen/dining room. The kitchen is fitted with a range of base and wall units and benefits from a built in electric oven and gas hob, along with a useful peninsula breakfast bar – perfect for busy mornings, informal dining or enjoying a coffee. The dining area is positioned within a beautiful bay window, providing delightful views across the green to the front. A further door from the kitchen gives convenient access to the rear garden. Outside, the private and enclosed rear garden enjoys a pleasant South-Westerly aspect. A patio area and lawn are complemented by surrounding plant and shrub borders. A pathway leads down to the garage with parking positioned in front. The house also benefits from useful side access leading back to the front of the house. The first floor offers three bedrooms, comprising two doubles and a single. Both bedroom one and bedroom two benefit from built in wardrobes. Completing the first floor accommodation is the family bathroom, along with a useful storage cupboard located on the landing. This much loved home is further complemented by gas central heating, with a new combination boiler installed in September 2020, along with UPVC double glazing. The house has also benefited from replacement patio doors, a new external door from the kitchen and a replacement front door.

Kitchen/Dining Room 14' 9" x 11' 7" (4.50m x 3.53m)
maximum measurements

Lounge 14' 9" x 11' 7" (4.50m x 3.53m)
maximum measurements

Bedroom One 8' 6" x 12' 2" (2.59m x 3.71m)

Bedroom Two 8' 6" x 10' 11" (2.59m x 3.33m)

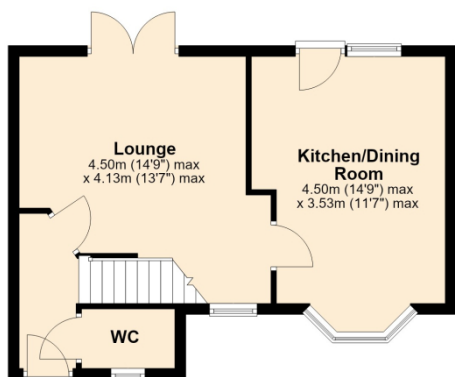
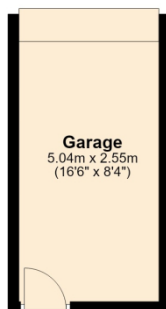
Bedroom Three 6' 6" x 9' (1.98m x 2.74m)

Bathroom 6' 1" x 5' 6" (1.85m x 1.68m)

Garage 16' 6" x 8' 4" (5.03m x 2.54m)

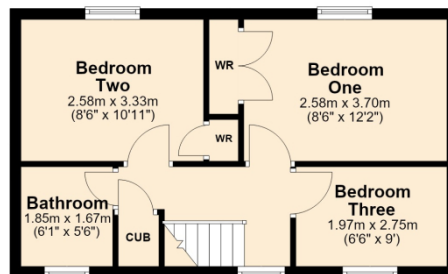
Ground Floor

Approx. 51.3 sq. metres (552.4 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.7 sq. feet)



Total area: approx. 86.2 sq. metres (928.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	83
(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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