

WILKINSON

SALES • LETTINGS • MANAGEMENT

£290,000

Hazel Avenue, Walton Cardiff, Tewksbury, GL20



 3

Bedrooms

 2

Bathrooms

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

01684 367736



- Terraced Town House
- Open Plan Kitchen/Dining Room
- Study
- Lounge with Built In Electric Fireplace
- Three Double Bedrooms
- Ensuite & Family Bathroom
- Downstairs WC & Middle Floor WC
- Beautiful Rear Garden with Side Access
- Garage with Off Road Parking
- UPVC Double Glazing
- Gas Central Heating

Wilkinson SLM are delighted to present this beautifully maintained, three bedroom terraced townhouse, offering spacious and versatile accommodation arranged over three floors. Situated within the ever-popular Walton Cardiff development, close to local amenities, schools and transport links, this family home is perfectly suited to a range of potential buyers. Upon entering, the welcoming hallway with a versatile study to the right, ideal for those working from home, a playroom or even a snug. Continuing through the hallway, you are led into the heart of the home – an open plan kitchen/dining room. The contemporary kitchen is cleverly arranged in two sections, offering a range of base and wall units alongside integrated appliances including a washing machine, induction hob and electric tower oven with an oven/grill. The additional peninsula breakfast bar provides further preparation and seating space, with room for an American-style fridge freezer and tumble dryer, complemented by a useful built-in wine rack. Completing the first floor is a downstairs WC and understairs storage cupboard. Double doors open effortlessly from the dining area onto the beautifully landscaped rear garden. The garden itself boasts a raised decking area, attractive raised flower bed borders and a stunning Californian Lilac. A side gate conveniently leads to the garage and off road parking. The first floor continues to impress with a cosy and inviting lounge featuring bespoke shelving and a striking electric fireplace, making it the perfect space to relax throughout the seasons. This floor also benefits from a double bedroom and a useful WC with airing cupboard. Occupying the second floor are two further double bedrooms, including the principal bedroom which enjoys a built in double wardrobe and an ensuite shower room. Bedroom two also benefits from built in wardrobes, whilst the family bathroom completes the accommodation. Further benefits include UPVC double glazing and gas central heating throughout. Lovingly cared for by the current owners, this exceptional home combines comfort and practicality in a highly sought after location.

Management fee to cover the parking area - £182.36 pa

£40 insurance for the garage

Kitchen/Dining Room 16' 6" x 15' 6" (5.03m x 4.72m) maximum measurements

Study 6' 6" x 9' 5" (1.98m x 2.87m) maximum measurements

Lounge 15' 4" x 8' 10" (4.67m x 2.69m)

Bedroom One 13' 7" x 11' 11" (4.14m x 3.63m) maximum measurements

Ensuite 5' 7" x 7' 4" (1.55m x 2.24m) maximum measurements

Bedroom Two 9' 7" x 8' 9" (2.92m x 2.67m)

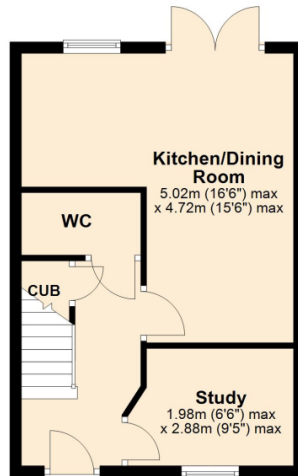
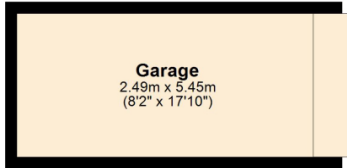
Bedroom Three 7' 9" x 15' 6" (2.36m x 4.72m) maximum measurements

Bathroom 6' 5" x 6' 4" (1.96m x 1.93m)

Garage 17' 10" x 8' 2" (5.44m x 2.49m)

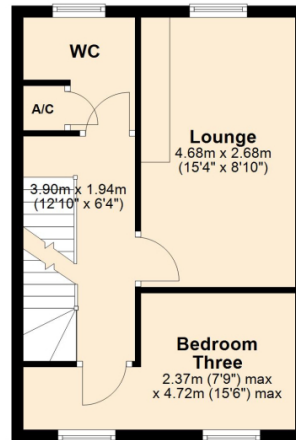
Ground Floor

Approx. 47.4 sq. metres (509.9 sq. feet)



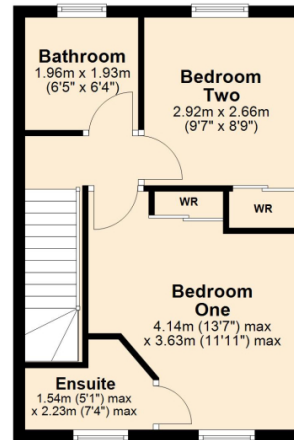
First Floor

Approx. 33.8 sq. metres (363.9 sq. feet)



Second Floor

Approx. 33.8 sq. metres (363.9 sq. feet)



Total area: approx. 115.0 sq. metres (1237.6 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	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

Address: Walton Cardiff, GL20

