

WILKINSON

SALES • LETTINGS • MANAGEMENT

£300,000

Second Crossing, Walton Cardiff, GL20



3

Bedrooms



2

Bathrooms

ROSSING ROAD

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



- End Terrace House
- Three Double Bedrooms
- Lounge
- Kitchen
- Dining Room
- Bathroom
- Ensuite
- Garage with enclosed parking
- Rear Garden
- Gas Central Heating
- UPVC Double Glazing

Wilkinson SLM are delighted to present this well-presented, end-of-terrace three-storey home, situated on the ever-popular Walton Cardiff development, within easy walking distance of local shops, a primary school, and a pub.

The property opens into a spacious entrance hallway with WC in front of you and a bright and spacious dining room to the left and a generously sized kitchen on the right, both extending from front to back. The kitchen is fitted with a range of base and wall units, integrated fridge freezer and dishwasher, with space for a range cooker and washing machine. There are also two useful storage cupboards and a door providing direct access to the rear garden.

On the first floor, a spacious lounge benefits from an electric fireplace and a Juliet balcony, creating a light and airy living space. Bedroom three is also located on this floor and is currently utilised as a hobby room.

The second floor comprises two well-proportioned bedrooms. The principal bedroom benefits from a built-in wardrobe and an en suite shower room, while bedroom two also features a built-in wardrobe. Completing this floor is the main family bathroom and an additional storage cupboard.

The rear garden has a patio area ideal for outdoor entertaining, a lawned area with beds ideal for plants or pots and a gate to the rear with leads to the garage and enclosed parking area for up to 2 cars.

Further complementing this beautiful home is Gas Central Heating and UPVC Double Glazing.

Kitchen 12' 5" x 11' 7" (3.78m x 3.53m) *maximum measurements*

Dining Room 12' 5" x 12' 6" (3.78m x 3.81m)

WC 6' 11" x 3' 4" (2.11m x 1.02m)

Lounge 12' 5" x 16' 3" (3.78m x 4.95m)

Bedroom Three 12' 5" x 8' 9" (3.78m x 2.67m)

Bedroom One 12' 5" x 9' 3" (3.78m x 2.82m) *maximum measurements*

En-Suite 3' 9" x 6' 8" (1.14m x 2.03m)

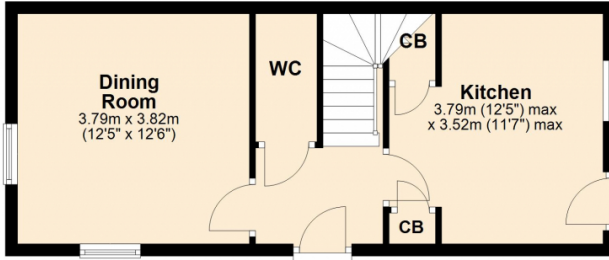
Bedroom Two 12' 5" x 8' 11" (3.78m x 2.72m) *maximum measurements*

Bathroom 5' 2" x 6' 8" (1.57m x 2.03m)

Garage 15' 7" x 9' 2" (4.75m x 2.79m)

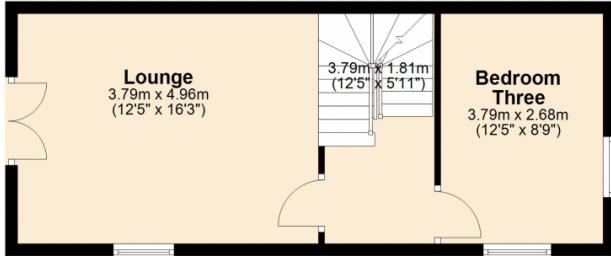
Ground Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



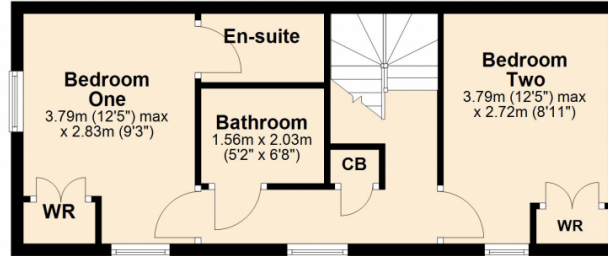
First Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



Second Floor

Approx. 36.5 sq. metres (393.2 sq. feet)



Total area: approx. 109.6 sq. metres (1179.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	84
(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: Second Crossing, Walton Cardiff, GL20

