WILKINSON

SALES • LETTINGS • MANAGEMENT

£285,000

Beauchamp Road, Walton Cardiff, Tewkesbury, GL20



3 Bedrooms

2 Bathrooms

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

01684 367736

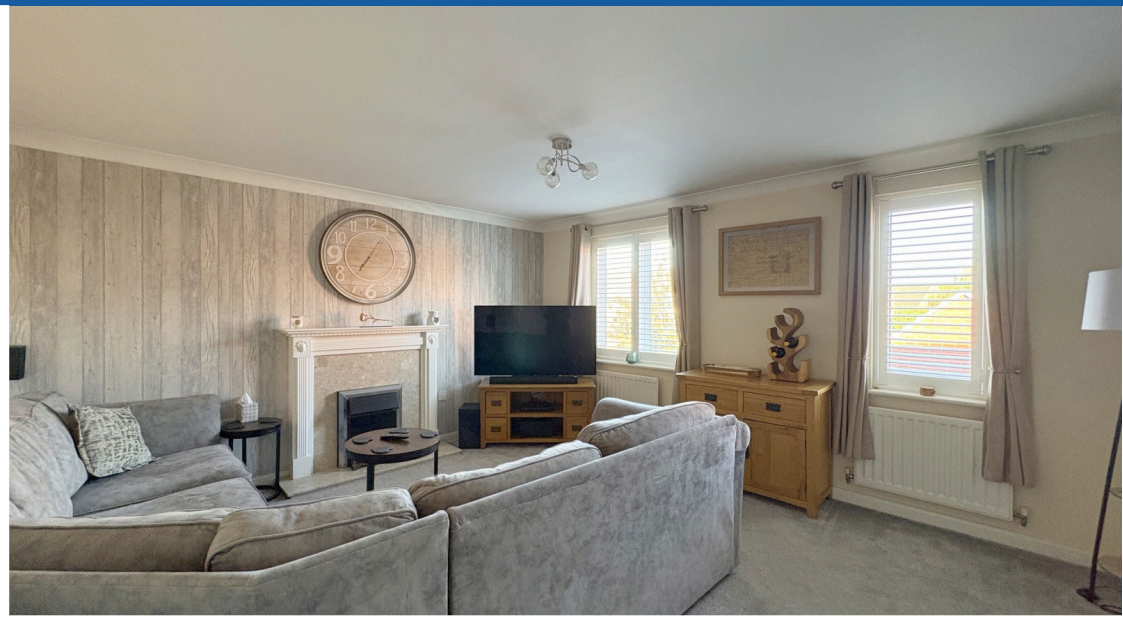
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# £285,000

## Beauchamp Road, Walton Cardiff, Tewkesbury, GL20







- Town House
- Kitchen/Dining Room
- Additional Reception Room
- Downstairs WC
- Three Double Bedrooms with Built in Storage
- Refitted Ensuite & Family Bathroom
- Newly Landscaped Rear Garden with Rear Gate Access
- Garage & Off Road Parking
- UPVC Double Glazing
- Gas Central Heating with New Boiler Installed 2 Years Ago & Under Warranty
- Close to Local Amenities & Transport Links

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Wilkinson SLM are pleased to bring to market this well presented and versatile three bedroom town house, situated within the ever-popular Walton Cardiff development. Offering spacious accommodation arranged over three floors, a low maintenance rear garden, garage and off road parking, this home is ideally suited to families, first time buyers and professionals alike. With an additional reception room offering flexibility to suit your needs, this is an opportunity not to be missed!

Upon arrival, the ground floor offers a kitchen/dining room, fitted with a range of base and wall units, an integrated fridge freezer, dishwasher and Range cooker. There is a useful storage cupboard, along with a rear door providing convenient access to the garden. Completing this floor is a downstairs WC, airing cupboard, further storage cupboard and an additional reception room, offering excellent versatility as a home office, playroom or separate dining room. Moving to the first floor, the spacious lounge features an electric fireplace. Also situated on this floor is a double bedroom, complete with a built in triple wardrobe. The second floor accommodates two further double bedrooms. The principal bedroom benefits from a built in triple wardrobe and a refitted ensuite shower room, whilst the second bedroom offers a useful over-stairs storage cupboard. Outside, the low maintenance rear garden features a patio area, with steps leading down to an artificial lawn bordered by raised shrub beds. A rear gate provides access to the garage and off road parking, adding further practicality to this appealing home.

Further benefits include UPVC double glazing and gas central heating, with the boiler only two years old and still under warranty. Conveniently located close to local amenities and transport links, this versatile home offers a fantastic combination of space, practicality and location.

**Kitchen/Dining Room** *11' 0" x 14' 10" (3.35m x 4.52m) maximum measurements*

**Reception Room** *10' 9" x 8' 10" (3.28m x 2.69m)*

**Lounge** *13' 2" x 14' 10" (4.01m x 4.52m) maximum measurements*

**Bedroom One** *13' 5" x 9' (4.09m x 2.74m) restricted head room*

**Ensuite** *5' 6" x 5' 7" (1.68m x 1.70m) restricted head room*

**Bedroom Two** *14' 10" x 9' 11" (4.52m x 3.02m) maximum measurements & restricted head room*

**Bedroom Three** *12' 7" x 8' 10" (3.84m x 2.69m) maximum measurements*

**Bathroom** *6' 8" x 5' 7" (2.03m x 1.70m)*

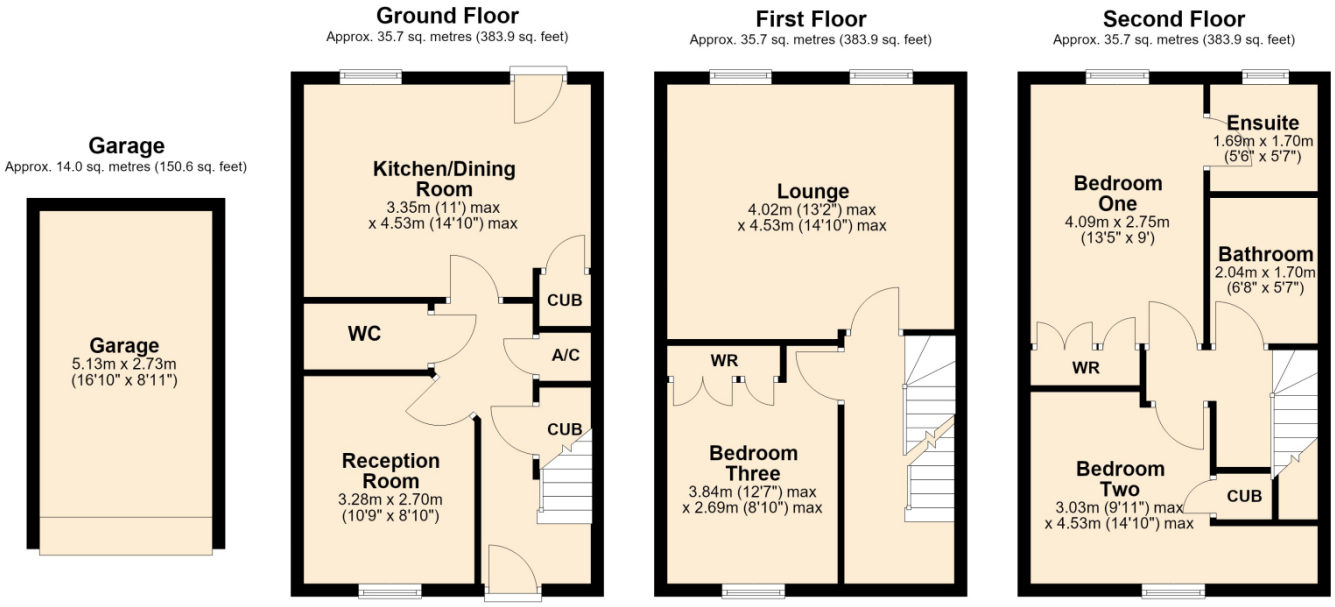
**Garage** *16' 10" x 8' 11" (5.13m x 2.72m)*

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Total area: approx. 121.0 sq. metres (1302.3 sq. feet)




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