



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



**42 Arlington Road, Walton Cardiff**

Tewkesbury

Offers In Excess of **£265,000**

# 42 Arlington Road

Walton Cardiff, Tewkesbury

A THREE Bedroom END TERRACED House with EN-SUITE and GARAGE located on the sought after Walton Cardiff Development.

Accommodation comprises of Entrance Hall, CLOAKROOM, Lounge, Kitchen Diner, Three Bedrooms, En-Suite To Bedroom One and Family Bathroom.

Further benefits include UPVC Double Glazing, Gas Radiator Central Heating, GARAGE (Under Coach house), Parking Space and Garden.

Call 01684 642642 To View!

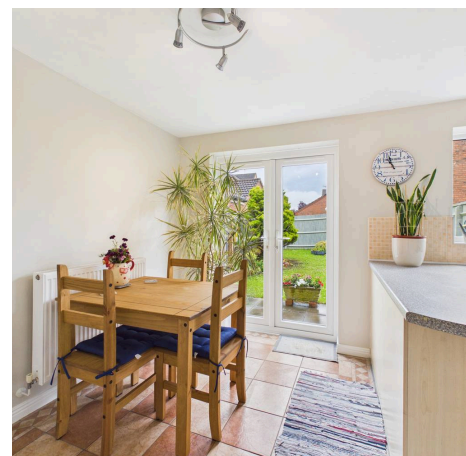
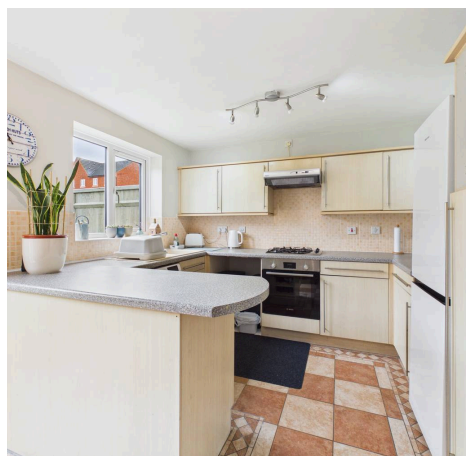
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- End Terraced House
- Three Bedrooms
- Lounge
- Kitchen Diner
- En-Suite Shower Room and Family Bathroom
- Downstairs Cloakroom
- UPVC Double Glazing & Gas Radiator Central Heating
- Garden, Garage and Parking Space
- EPC Rating C77



**Lounge**

15' 0" x 14' 8" (4.58m x 4.48m)

**Kitchen/Diner**

14' 8" x 10' 0" (4.46m x 3.05m)

**Hallway**

9' 3" x 3' 5" (2.82m x 1.05m)

**WC**

6' 8" x 2' 10" (2.03m x 0.86m)

**Landing**

7' 8" x 6' 1" (2.33m x 1.86m)

**Bedroom One**

12' 8" x 9' 11" (3.86m x 3.03m)

**En-suite**

6' 5" x 5' 4" (1.96m x 1.62m)

**Bedroom Two**

10' 3" x 8' 0" (3.13m x 2.44m)

**Bedroom Three**

7' 4" x 6' 5" (2.23m x 1.95m)

**Bathroom**

8' 3" x 4' 7" (2.52m x 1.40m)

**Outside - Garage (Under Coach House)**

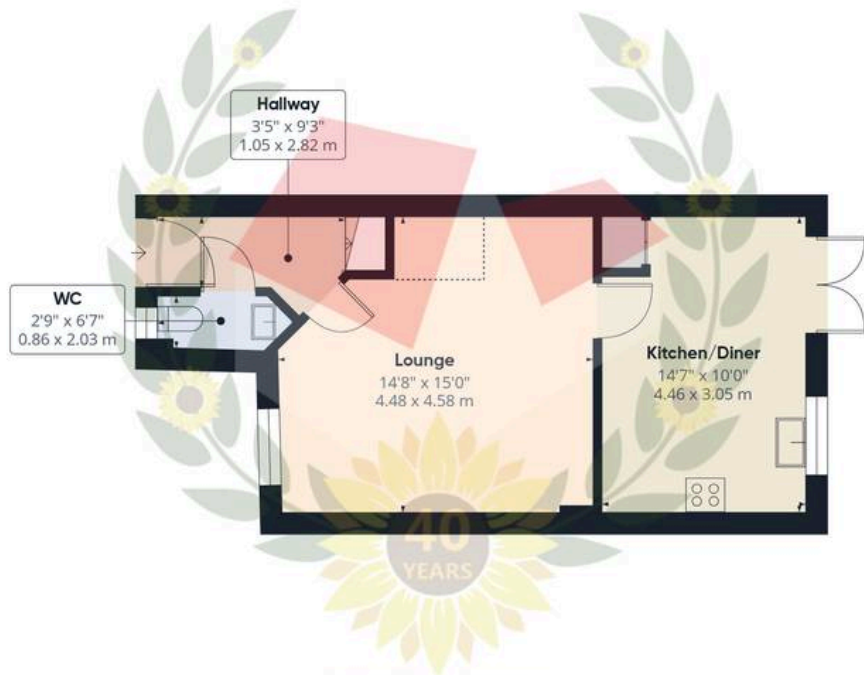
Garage is Leasehold on a 999 Years lease from January 2001

**Additional Information**

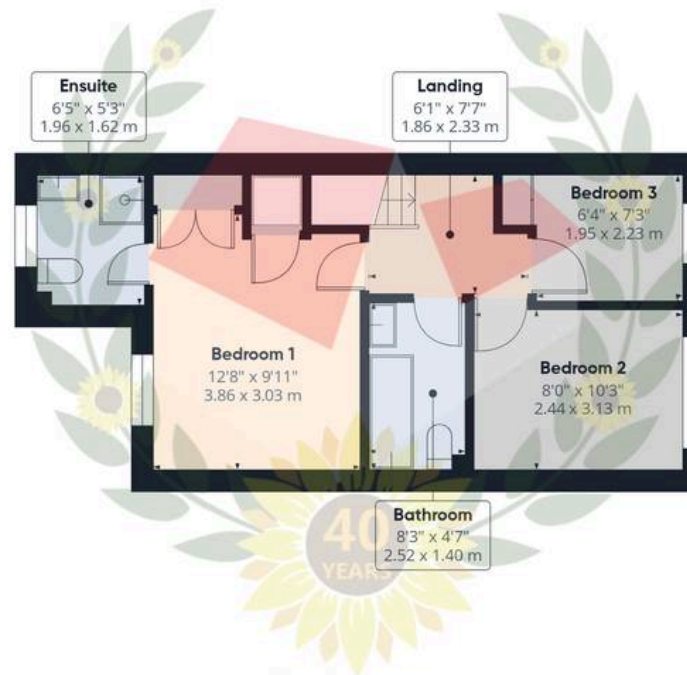
Gas & Electric - Mains

Water & Sewerage - Mains





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



**Approximate total area<sup>(1)</sup>**

905 ft<sup>2</sup>

84.1 m<sup>2</sup>

**Reduced headroom**

12 ft<sup>2</sup>

1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Michael Tuck Tewkesbury

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