

WILKINSON

SALES • LETTINGS • MANAGEMENT

£230,000

Arlington Road, Walton Cardiff, Tewkesbury, GL20



2

Bedrooms



1

Bathroom

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- NO ONWARD CHAIN
- Mid Terrace Home
- Lounge/Dining Room
- Kitchen
- Downstairs WC
- Two Double Bedrooms
- Bathroom
- UPVC Double Glazing
- Gas Central Heating
- Rear Garden
- En Bloc Garage

Wilkinson SLM are pleased to bring to market, offered with NO ONWARD CHAIN, this well-presented two-bedroom mid-terrace home, located in the popular residential area of Walton Cardiff.

The house briefly comprises an entrance hall with access to a convenient downstairs WC, leading through to a spacious lounge/dining room with doors opening directly onto the rear garden. The kitchen is fitted with a range of wall and base units, incorporating a built-in oven and hob.

To the first floor are two well proportioned bedrooms, both benefiting from built-in wardrobes, along with a family bathroom.

Externally, the home enjoys a private rear garden, featuring a paved patio area, with the remainder laid to lawn. Further benefits include UPVC double glazing, gas central heating and an en bloc garage.

An ideal home for first-time buyers, couples or investors, early viewing is recommended.

Lounge/Dining Room 16' 1" x 11' 10" (4.90m x 3.61m)

Kitchen 8' 5" x 8' 2" (2.57m x 2.49m)

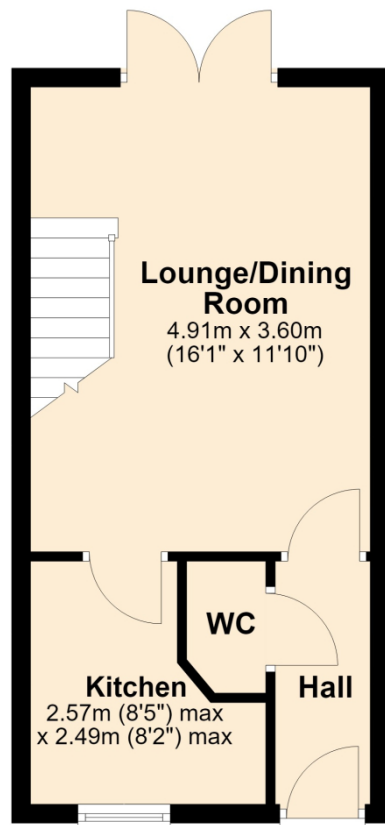
Bedroom 1 11' 2" x 9' 9" (3.40m x 2.97m)

Bedroom 2 11' 1" x 6' 8" (3.38m x 2.03m)

Bathroom 7' 10" x 4' 10" (2.39m x 1.47m)

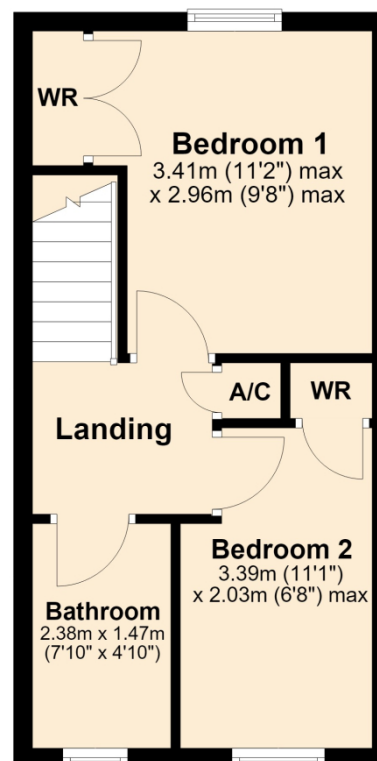
Ground Floor

Approx. 27.3 sq. metres (293.6 sq. feet)



First Floor

Approx. 27.3 sq. metres (293.6 sq. feet)



Total area: approx. 54.5 sq. metres (587.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Address: Arlington Road, Walton Cardiff, GL20

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		94
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

