

WILKINSON

SALES • LETTINGS • MANAGEMENT

£325,000

Gainsborough Road, Walton Cardiff, Tewkesbury,
GL20



 3

Bedrooms

 2

Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- Three Storey Town House
- Fantastic Corner Plot
- Open Plan Kitchen/Dining/Family Room
- Lounge
- Three Double Bedrooms
- Ensuite Shower Room
- Family Bathroom
- Southerly Facing Garden Wrapping Round the Side of the House
- UPVC Double Glazing
- Gas Central Heating
- Garage & Off Road Parking
- Close to Local Amenities & School Catchment Area

Wilkinson SLM are delighted to present to the market this beautifully appointed three bedroom end terrace townhouse, ideally positioned on a fantastic corner plot within the sought-after Walton Cardiff development. Arranged over three well-designed floors, this impressive home offers a superb blend of space and versatility.

Upon entering, you are welcomed into an entrance hall, with convenient access to a downstairs WC. From here, a door leads into the true heart of the home - The Party Pad. This is an exceptional open plan kitchen, dining and living space, ideal for both everyday living and entertaining. The contemporary kitchen is fitted with a range of stylish base and wall units, complemented by integrated appliances including a fridge freezer, washing machine, built in electric double oven with an additional oven/grill and a gas hob. The space flows effortlessly with double doors opening onto the rear garden, creating a seamless indoor-outdoor living. The SOUTHERLY FACING rear garden is a standout feature, offering a private and low-maintenance outdoor space with approximately 26 metres in length! Set on a corner plot, the garden benefits from a decked seating area, with the remainder laid to artificial lawn. Wrapping around to the side of the house, the current owners have thoughtfully created an additional entertaining space complete with a bar area and hot tub, set on a combination of patio and decking, and enhanced by raised borders. The first floor offers a spacious lounge, a family bathroom fitted with an overhead shower, along with bedroom three which is a double room featuring a built-in double wardrobe and Juliette balcony. The second floor hosts two further well proportioned double bedrooms. The principal bedroom benefits from two built in double wardrobes and an ensuite shower room, while bedroom two offers excellent storage with a built in triple wardrobe. An airing cupboard completes this floor. Further benefits include UPVC double glazing, gas central heating, a garage and off road parking. Ideally located close to local amenities, within popular school catchment areas and easy access to public transport links, this fantastic home presents an outstanding opportunity for a wide range of buyers. Early viewing is highly recommended to fully appreciate all that this wonderful property has to offer.

Open Plan Kitchen/Dining/Family Room 26' 3" x 13' 8" (8.00m x 4.17m) *into bay window*

Lounge 13' 9" x 12' 5" (4.19m x 3.78m)

Bedroom One 13' 9" x 10' 2" (4.19m x 3.10m) *maximum measurements*

En-Suite Shower Room 5' 11" x 5' 11" (1.80m x 1.80m) *maximum measurements*

Bedroom Two 12' 5" x 10' 11" (3.78m x 3.33m) *maximum measurements*

Bedroom Three 10' 11" x 10' 1" (3.33m x 3.07m) *to wardrobe*

Bathroom 8' 7" x 5' 5" (2.62m x 1.65m)

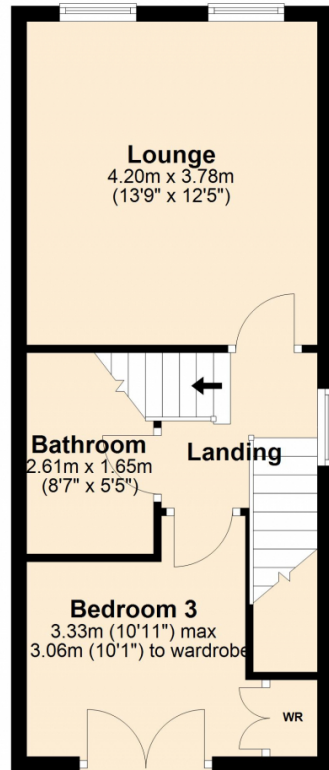
Ground Floor

Approx. 36.1 sq. metres (388.5 sq. feet)



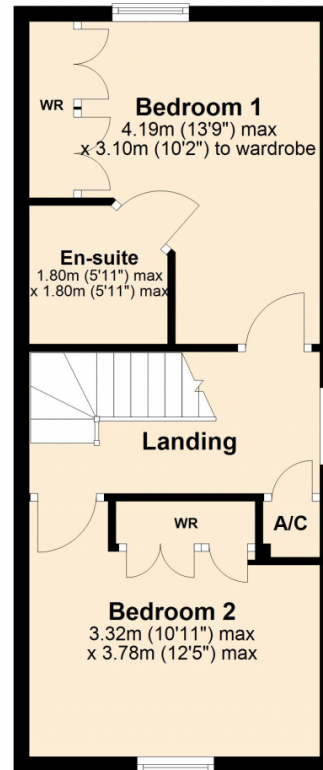
First Floor

Approx. 36.1 sq. metres (388.2 sq. feet)



Second Floor

Approx. 36.1 sq. metres (388.2 sq. feet)



Total area: approx. 108.2 sq. metres (1164.9 sq. feet)

Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 79 | 83 |
| (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 | |

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