

WILKINSON

SALES • LETTINGS • MANAGEMENT

£265,000

Woodrush Road, Walton Cardiff, Tewkesbury, GL20



 **3**
Bedrooms

 **2**
Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- Terraced House
- Lounge
- Kitchen/Dining Room
- Three Well Proportioned Bedrooms
- Ensuite & Family Bathroom
- Low Maintenance Rear Garden with Rear Gate Access
- En Bloc Garage with Off Road Parking
- UPVC Double Glazing
- Gas Central Heating
- School Catchment Area
- Close to Local Amenities & Transport Links
- NO ONWARD CHAIN

Wilkinson SLM are delighted to bring to market with NO ONWARD CHAIN, this well-presented and newly decorated three-bedroom mid-terrace home, situated within the ever-popular Walton Cardiff development. Offering a low maintenance rear garden and the added benefit of a garage with off road parking, this home is an ideal opportunity for first time buyers, families and investors alike!

Upon entering, the ground floor presents a cosy lounge with a useful under-stairs storage cupboard. A separate kitchen/dining room is fitted with a range of base and wall units, a built in electric oven and gas hob. There is also space and plumbing for a washing machine, alongside space for a fridge freezer. Patio doors open directly onto the rear garden.

The low maintenance enjoys a patio area with the remainder laid to lawn. A convenient rear gate provides access to the en bloc garage, which benefits from power, together with off road parking situated directly in front.

Occupying the first floor are three good sized bedrooms and a stylish, newly decorated family bathroom. The principal bedroom is particularly impressive in size, further benefiting from a built in double wardrobe and its own ensuite shower room. Bedroom two also offers a built in double wardrobe, as well as access to the airing cupboard, providing additional storage.

Further benefits include gas central heating and UPVC double glazing.

Located within the ever-popular Walton Cardiff development, the home is well placed for local amenities and everyday conveniences, with Tewkesbury town centre and commuter links also within reach.

Lounge 11' 9" x 12' 3" (3.58m x 3.73m) *maximum measurements*

Kitchen/Dining Room 7' 6" x 15' 4" (2.29m x 4.67m)

Bedroom One 13' 10" x 17' 3" (4.22m x 5.26m) *maximum measurements*

Ensuite 5' 5" x 5' 10" (1.65m x 1.78m)

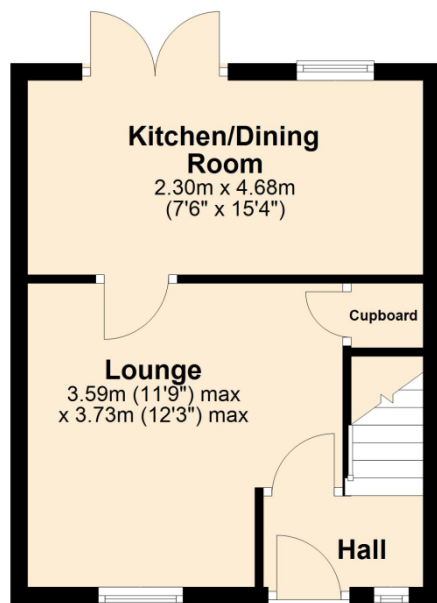
Bedroom Two 8' 7" x 12' 3" (2.62m x 3.73m)

Bedroom Three 7' 7" x 8' 9" (2.31m x 2.67m)

Bathroom 6' 3" x 6' 3" (1.91m x 1.91m)

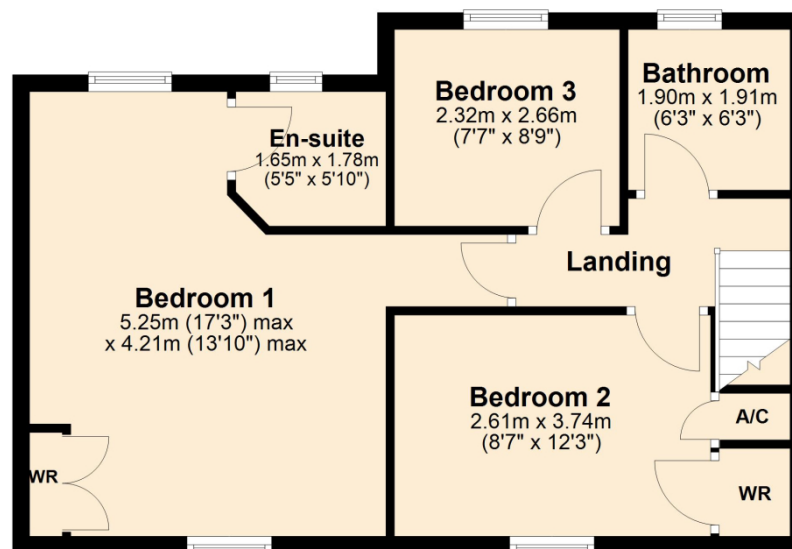
Ground Floor

Approx. 28.0 sq. metres (301.1 sq. feet)



First Floor

Approx. 50.6 sq. metres (544.8 sq. feet)



Total area: approx. 78.6 sq. metres (845.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Walton Cardiff, GL20

