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**Walton Cardiff**

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## 8 Palm Road, Walton Cardiff, Tewkesbury, GL20 7RD

Beautifully presented throughout, this detached home is just ready to move straight into.

The welcoming hallway leads through to the dual aspect lounge which is beautifully light with patio doors out to the garden and an attractive fireplace with coal effect gas fire.

Adjacent is a separate dining room which has a door leading through to the kitchen. The kitchen is fitted with a range of wall and base units with integrated gas hob and electric oven. There is a door from the kitchen leading out to the garden.

Completing the accommodation on the ground floor is a useful wc.

On the first floor there are three good sized bedrooms and a family shower room. The master bedroom has the benefit of fitted wardrobes and a modern ensuite shower room. The family shower room is fitted with a walk in shower cubicle, pedestal wash basin and low level wc.

Outside the garden is delightful with the advantage of gated side access leading to the drive at the side of the property and a personal door accessible from the garden into the double garage.



The double garage has the advantage of power and light with useful storage area above.

The garden itself is laid predominantly to lawn with a patio area, planted borders and summer house.

There is ample driveway parking in front of the garage.

The property benefits from gas central heating, and upvc double glazing.

Located on the edge of this popular development of Walton Cardiff it is within easy walking distance of the local convenience shops, bus routes, primary school, community centre and countryside walks.

Tewkesbury itself is a popular Tudor Abbey town with a wealth of leisure, health, and education facilities including hospital, theatre, swimming pool and sports centre.

Centrally situated between Cheltenham, Worcester, Gloucester and Evesham it is an excellent commuting base, with Birmingham and other major cities within easy reach via the motorway and rail networks.



**Ground Floor**

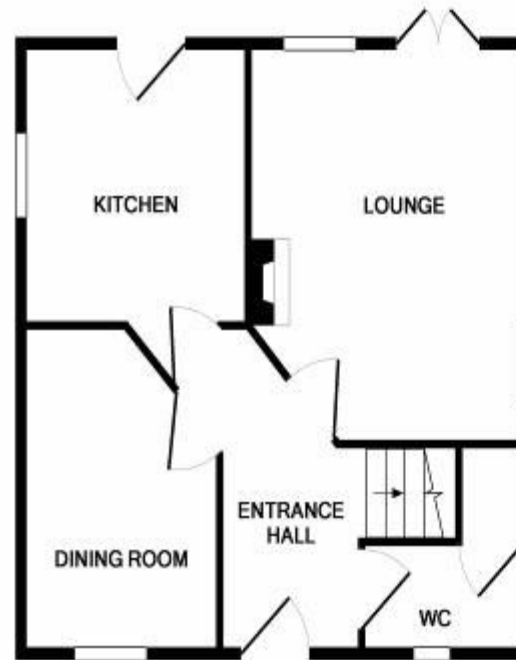
Lounge 15'2" x 12'4"  
 Dining Room 11'7" x 8'10"  
 Kitchen 10'2" x 8'11"  
 Downstairs wc

**First Floor**

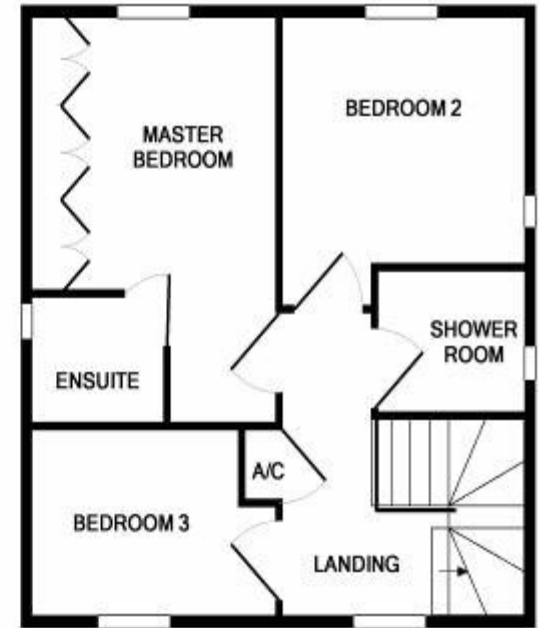
Master Bedroom 11'7" x 8'9"  
 Ensuite  
 Bedroom 2 11'3" x 10'11"  
 Bedroom 3 11'4" x 7'5"  
 Family Shower room 5'10" x 5'9"

**Outside**

Double Garage



GROUND FLOOR



1ST FLOOR

This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.

**Guide Price £285,000**

Viewing strictly by arrangement with Engall Castle Ltd  
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