



BRITISH  
PROPERTY  
AWARDS

2017 - 2019  
★★★★★

GOLD WINNER

ESTATE AGENT  
IN GL17-20

**Walton Cardiff**

**01684 293246**

**Engall  
Castle**  
.com



# 1 Richmond Road, Walton Cardiff, Tewkesbury, GL20 7SN

A great location for this extended and detached modern home. Located on the edge of this popular area which has the advantage of local convenience stores, takeaways, community centre, and primary school all within walking distance of this lovely property.

Internally the house briefly comprises of a large dual aspect, extended kitchen/dining/family room with bi fold doors opening out to the garden on two sides. The kitchen is fitted with a range of wall and base units with an integrated electric oven, gas hob and extractor, with space and plumbing for a dishwasher and washing machine.

There is a large separate lounge with an attractive modern fire surround with inset electric fire; and a further separate reception room ideal as a home office or playroom.

Completing the accommodation on the ground floor is a wc.

On the first floor there are three bedrooms and the main bathroom, with bedroom 2 benefitting from an ensuite shower room and fitted wardrobes.

The main bathroom is fitted with a panel bath with shower over, vanity unit with inset wash basin and low level wc.



On the second floor there is a further bedroom with a modern ensuite shower room.

The property has the advantage of gas fired central heating and double glazed windows.

The rear garden has two patio areas to take advantage of the sun, a lawn, garden shed and gated side access to the drive at the side of the property.

At the front of the property the drive provides off road parking and leads to the detached single garage which benefits from power and light.

At the front there is a further small lawn and allocated parking on the communal gravel driveway.

Walton Cardiff is an area within walking distance of Tewkesbury town centre which is a popular Tudor Abbey town with a wealth of leisure, health, and education facilities including hospital, eateries, theatre, leisure and sports centres.

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



## Ground Floor

Lounge	18'9"x10'4"
Kitchen/dining room	17'6"x15'
Study	11'11"x10'2"
Guest wc	

## First Floor

Bedroom 2	12'5"x11'11"
Ensuite	
Bedroom 3	10'7"x7'6"
Bedroom 4	7'9"x7'5"
Bathroom	6'5"x5'6"

## Second Floor

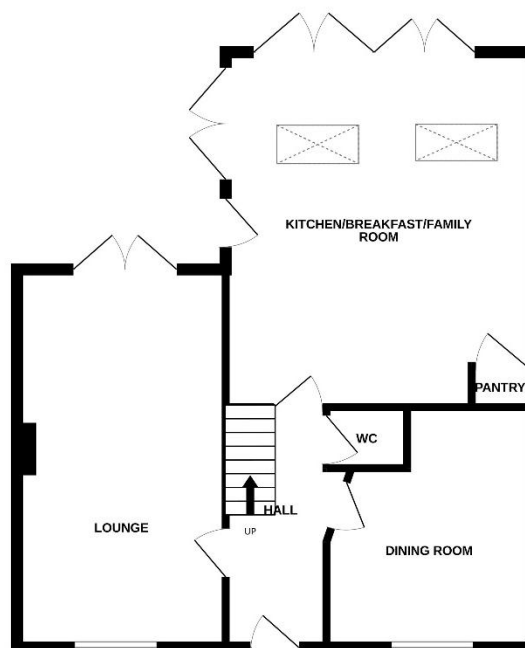
Bedroom 1	22'9"x13'9" (limited head height)
Ensuite	

## Outside

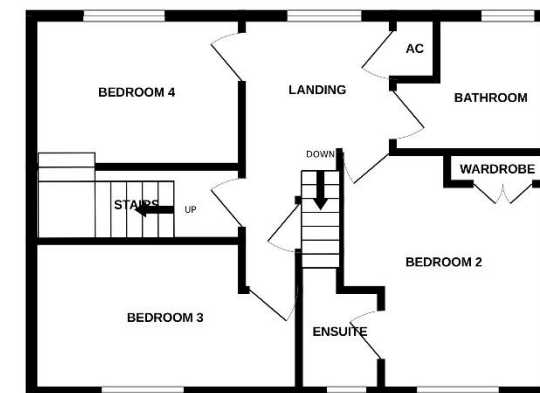
Garage  
Garden Shed

Tewkesbury Borough Council Tax Band D

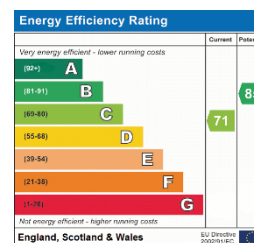
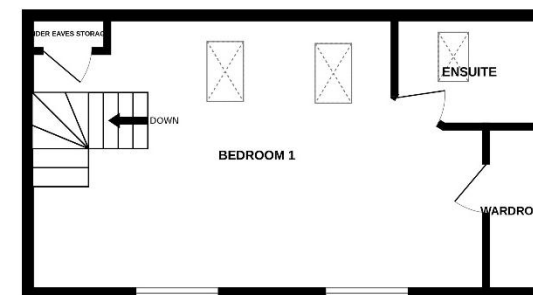
GROUND FLOOR



1ST FLOOR



2ND 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 £385,000 Freehold**

Viewing strictly by arrangement with Engall Castle Ltd  
155 High Street Tewkesbury Gloucestershire GL20 5JP  
Office hours: Mon – Fri 9am to 5.30pm, Sat 9am to 2pm  
email: [sales@engallcastle.com](mailto:sales@engallcastle.com)

**01684 293 246**  
**[www.engallcastle.com](http://www.engallcastle.com)**



## Agents Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services equipment, fittings or central heating systems have not been tested and no warranty is given or implied by Engall Castle Ltd that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures and fittings or other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and should not be relied upon for the purposes of fitting carpets or furniture etc. These property details and all statements within this document are provided without responsibility on behalf of Engall Castle Ltd or its employees or representatives and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.



