



Engall Castle  
FOR SALE  
01684 293 246



**Walton Cardiff**

**01684 293246**



# 1 Arlington Road, Walton Cardiff, Tewkesbury, GL20 7QA

From the moment you enter this handsome double fronted modern home, you will gain a sense of the well proportioned accommodation it offers.

On the ground floor there are three separate reception rooms: a lounge with patio doors out to the rear garden; dining room with connecting doors into the kitchen; home office/playroom; kitchen/breakfast room and guest wc.

On the first floor there are 4 bedrooms with the three doubles all benefitting from fitted wardrobes and the main bedroom with the advantage of an ensuite shower room.

The main bathroom consists of a panel bath with shower over, pedestal wash basin and low level wc.

Throughout the property has the benefit of gas central heating and double glazed windows.

Moving outside there is gated side access into the rear garden which is laid predominantly to lawn, with a patio area and personal door into the single garage.



The garage has power and light with parking on the driveway leading to it.

The front garden is low maintenance with the opportunity of placing some planted pots

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	15'3"x11'3"
Dining Room	10'2"x8'10"
Study	11'3"x6'11"
Kitchen/Breakfast room	13'5"(max)x12'11"
Wc	

## First Floor

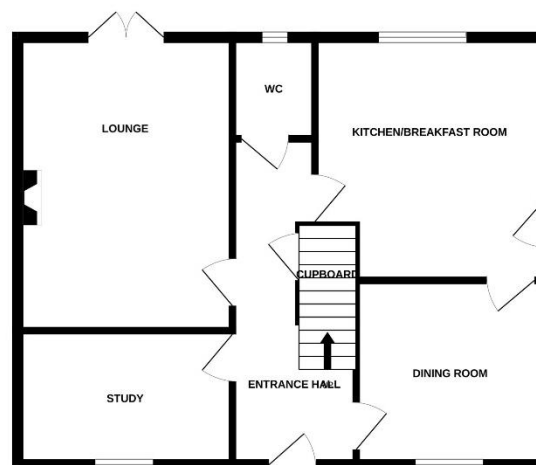
Bedroom 1	11'6"x11'2"
Ensuite	
Bedroom 2	13'5"x10'7"
Bedroom 3	11'6"x9'2"
Bedroom 4	9'2"x8'11"
Bathroom	7'5"x5'6"

## Outside

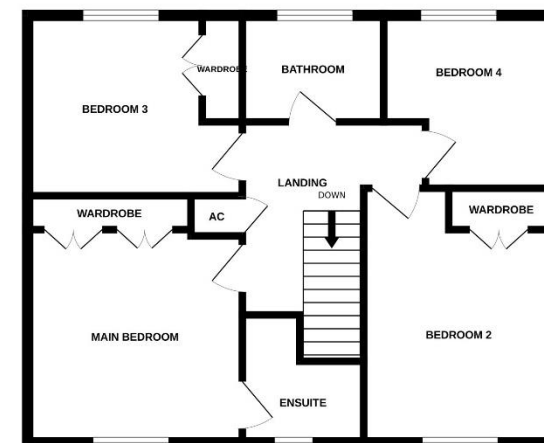
Single Garage

**Tewkesbury Borough Council Tax Band E**

GROUND FLOOR



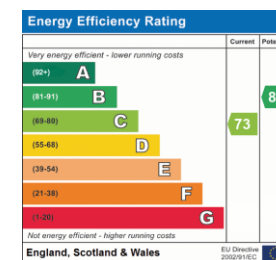
1ST FLOOR



**Guide Price £399,950 Freehold**

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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.

### Agents Note

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