



Walton Cardiff

01684 293246



3 Henry Crescent, Walton Cardiff, Tewkesbury, GL20 7TN

This semi detached home is lovely, with a larger than average rear garden.

The well planned layout of this house creates spacious and versatile accommodation.

A welcoming hallway leads into the open plan kitchen/dining/lounge and double patio doors lead out into the conservatory.

The modern kitchen is fitted with a range of wall and base units with an integrated gas hob, extractor, double electric oven, dishwasher and washing machine.

Completing the accommodation on the ground floor is a wc.

On the first floor there is a further reception room, which could also be used as a bedroom; and bedroom 3.

On the second floor is the main bathroom and Bedroom 1 and 2. The bathroom comprises of a panel bath, pedestal wash basin and low level wc

Bedroom 1 has the advantage of an ensuite shower room.



Outside the rear garden is larger than average and laid predominantly to lawn. There is a personal door into the garage which has the benefit of power and light. At the front of the property there is driveway parking in front of the garage and a further lawn with hedged boundary.

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

Walton Cardiff is a popular residential area of Tewkesbury with the advantage of its own convenience shops, primary school, community centre and vet all within easy level walking distance. Being located close to the centre of the town it also benefits from its wealth of amenities.

Tewkesbury is an ideal commuter base with easy access to both motorway and rail networks and regular bus links with Cheltenham and Gloucester.

Ground Floor

Kitchen/dining/living room 20'7"x14'11"
Conservatory 12'5"x10'7"

First Floor

Lounge 14'11"x13'3"
Bedroom 2 10'3"x8'9"

Second Floor

Bedroom 1 13'3"x9'1"
Ensuite 6'1"x5'8"
Bedroom 3 11'9"x10'2" max
Bathroom 6'9"x5'8"

Outside

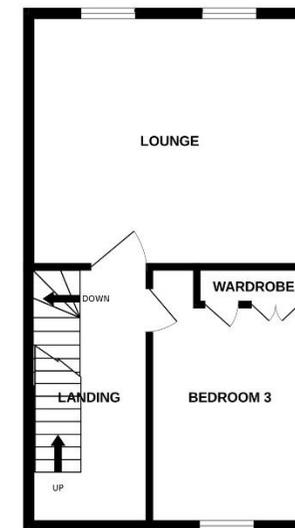
Garage

Tewkesbury Borough Council Tax Band C

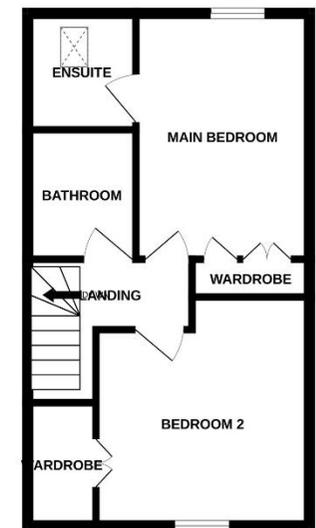
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Guide Price £335,000 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

01684 293 246
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 on as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.

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.

