



Walton Cardiff

01684 293246



1 Crown Walk, Walton Cardiff, Tewkesbury, GL20 7DS

What a great opportunity – a lovely semi detached home with the advantage of a delightful outlook towards the naturally landscaped balancing pond.

Beautifully light, with many rooms dual aspect this home offers well presented accommodation that you can just move straight into.

On the ground floor the lounge is dual aspect with a delightful outlook towards the open balancing pond. Across the hall is the kitchen dining room which is also dual aspect and benefits from patio doors out to the garden.

The kitchen is fitted with a range of modern wall and base units with an integrated gas hob, extractor and electric hob. There is space and plumbing for a washing machine and for a tall fridge freezer.

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

On the first floor there are three bedrooms and family bathroom. The main bedroom has the advantage of fitted wardrobes and an ensuite shower room. Bedroom 2 also has fitted wardrobes and the modern family bathroom is fitted with a white suite comprising of a panel bath with shower over, pedestal wash basin and low level wc.



Outside the rear garden has been designed with low maintenance in mind. There are patio areas and an artificial lawn and it has the benefit from gated access to the rear of the property where there is allocated parking.

The property benefits from gas central heating and upvc double glazed windows and doors.

Walton Cardiff is a popular residential development on the edge of Tewkesbury with the benefit of local convenience store, community centre and primary school all within easy walking distance. The town itself has a wide range of facilities including hospital, swimming pool, comprehensive school and theatre, alongside many shops, medical and sports centres.

Being centrally located between Cheltenham, Gloucester and Worcester with access to the motorway and rail networks close by it is an ideal commuter base.

Ground Floor

Lounge 13'10"x11'8"
Kitchen/dining room 13'9"x8'4"
Guest wc

First Floor

Bedroom 1 10'8x9'
Ensuite 5'7"x4'7"
Bedroom 2 11'9"x7'2"
Bedroom 3 8'4"x6'6"
Bathroom 7'3"x5'1"

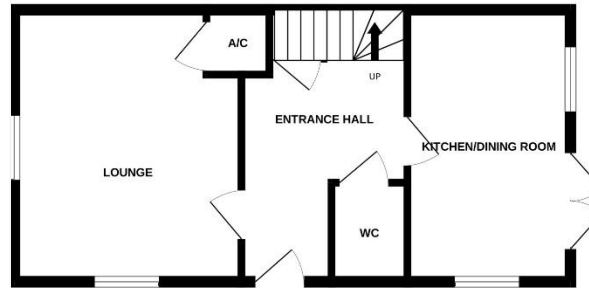
Outside

Garden with gated rear access
Allocated parking

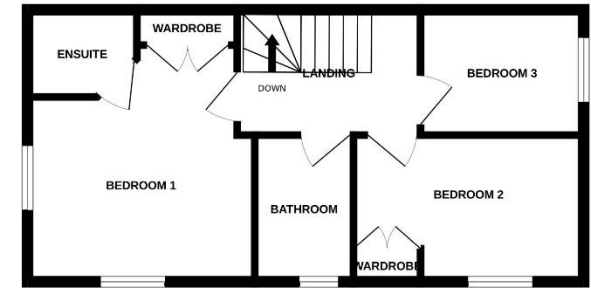
This is a Freehold Property. A contribution is made to a Managing Agent for the upkeep and maintenance of the communal and shared areas of this part of the development including access roads. Currently this is approx. £247 per annum to be confirmed by your Solicitor.

Tewkesbury Borough Council Tax Band C

GROUND FLOOR



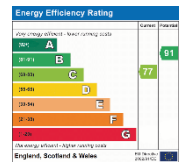
1ST FLOOR



Guide Price £265,000 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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