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2017 - 2019

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GOLD WINNER

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**Walton Cardiff**

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# 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

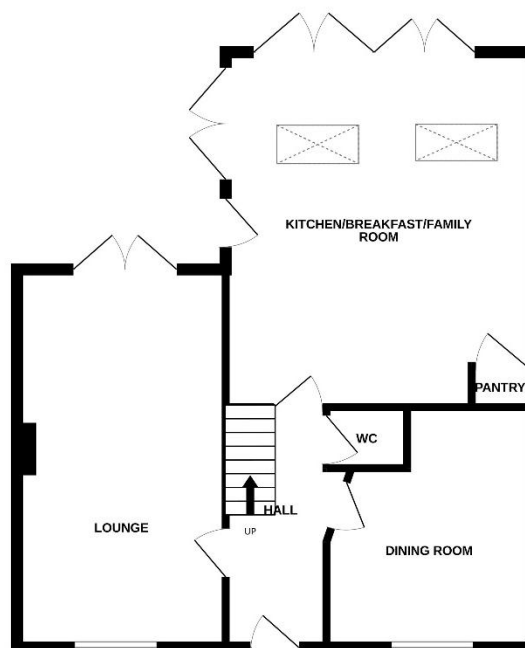
Bedroom 1	22'9"x13'9" (limited head height)
Ensuite	

## Outside

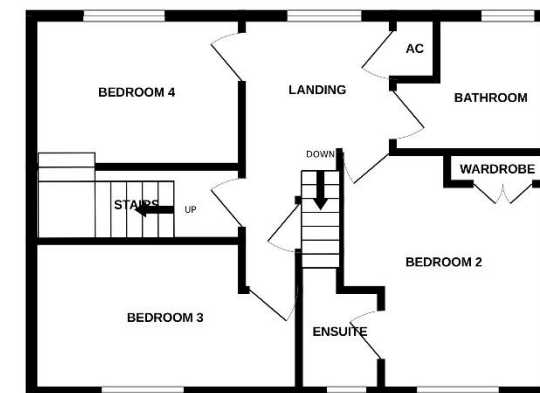
Garage  
Garden Shed

Tewkesbury Borough Council Tax Band D

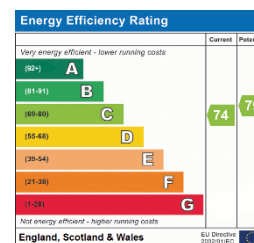
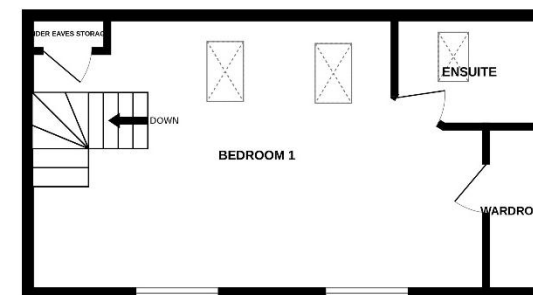
GROUND FLOOR



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  
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