



Walton Cardiff

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

Offering space and well presented accommodation, this end terrace town house is lovely.

A welcoming hallway leads through to the kitchen/breakfast room which is fitted with a range of wall and base units with integrated dishwasher, fridge, freezer and includes a range style gas cooker with double electric oven.

Also on the ground floor is a downstairs wc and a second reception room - ideal as a dining room, snug, playroom or office and provides that extra space so important for today's modern home owners.

Moving up to the first floor is a lovely light lounge with two sets of double doors which open up to Juliet balconies. Across the hall is the third bedroom which overlooks the small green in front.

Upstairs are two further double bedrooms both benefitting from fitted wardrobes. The main bedroom also has the advantage of an ensuite shower room.

The main bathroom on this floor is fitted with a contemporary white suite with panel bath.



Outside the rear garden has been designed with low maintenance in mind with the advantage of gated rear access. There is a slabbed patio, artificial lawn and gravel area.

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.

Centrally situated between Cheltenham (10 miles), Worcester (18 miles), Gloucester (11 miles) M5 J9 (1.5 miles) Ashchurch Station (2 miles) it is an excellent commuting base.



Ground Floor

Entrance Hall
 Kitchen/Dining Room 15'6" x 12'4"
 Reception Room 2 8'10" x 7'7"
 WC

First Floor

Lounge 15'6" x 12'5"
 Bedroom 3 12'5" x 8'10"

Second Floor

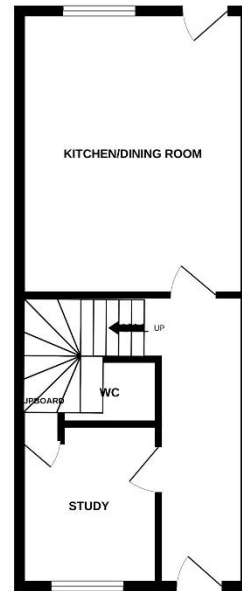
Bedroom1 12'5" x 10'11"
 Ensuite Shower room
 Bedroom 2 12'5" x 8'8"
 Bathroom

Outside

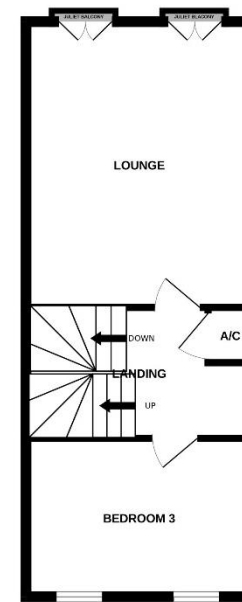
Garage

Tewkesbury Borough Council Tax Band D

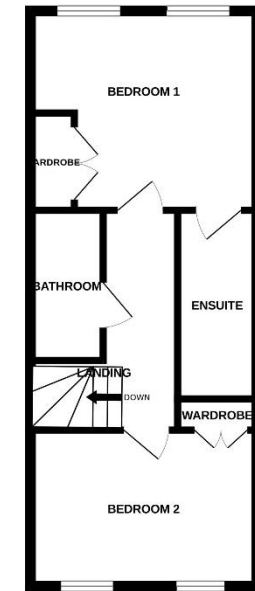
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	G	G

EPC Commissioned

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 £295,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
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