



Walton Cardiff

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8 Gainsborough Walk, Walton Cardiff, Tewkesbury, GL20 7DZ

This is a great modern home, beautifully light and offering generously proportioned room sizes throughout, with the advantage of a large kitchen/dining/family room opening out to the rear garden.

The kitchen is fitted with a range of contemporary styled wall and base units with work top over and integrated double oven, electric hob, extractor, dishwasher and washing machine.

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

On the first floor there is a light and airy lounge with two windows overlooking the rear garden. Also on this floor is a double bedroom with fitted wardrobes.

The master bedroom is located on the second floor with a modern ensuite and fitted triple wardrobe. There is also a further double bedroom with fitted wardrobes and family bathroom with white suite consisting of a panel bath, pedestal wash basin and low level wc.

Outside the rear garden benefits from being west facing and therefore benefitting from both the afternoon and evening sun, just perfect for that



evening meal al fresco on the patio. It is laid predominantly to lawn with patio areas and a garden shed with power and light. There is a rear gate giving access to the side and providing good storage space for bins.

In addition the property benefits from a single garage en bloc and allocated parking.

The property overlooks a pretty green giving a real “village feel” to the outlook.

Tewkesbury is a popular Tudor Abbey town with a wealth of leisure, health, and education facilities including hospital, theatre, swimming pool and sports centre. Cycle and pedestrian paths link Walton Cardiff with the centre together with a frequent and regular bus service. Local convenience stores, community centre and primary school are within easy walking distance of the property.

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 readily accessible.

Ground Floor

Kitchen 12'7"x7'11"
Dining/family room 15'x13'2"
Downstairs wc

First Floor

Lounge 15'x13'2"
Bedroom 2 12'9"x9'

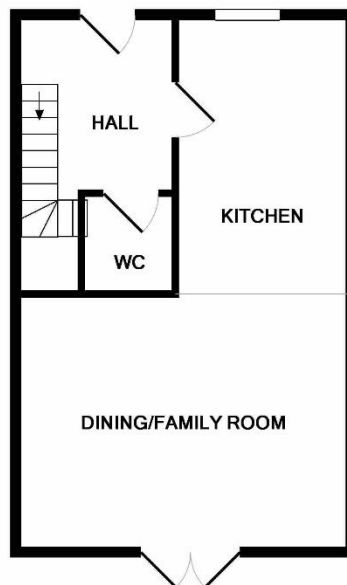
Second Floor

Master Bedroom Suite 13'3"x9'
Ensuite 6'2"x5'7"
Bedroom 3 11'8"x10'2"
Family Bathroom 6'10"x5'7"

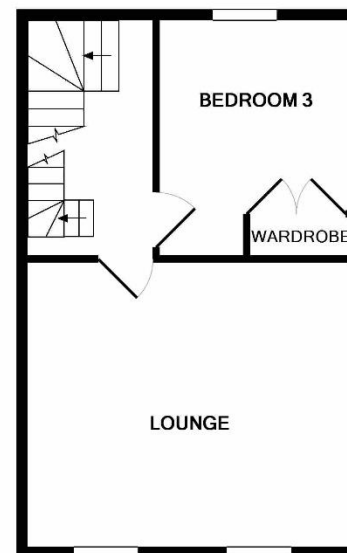
Outside

Single Garage
Garden shed with power and light

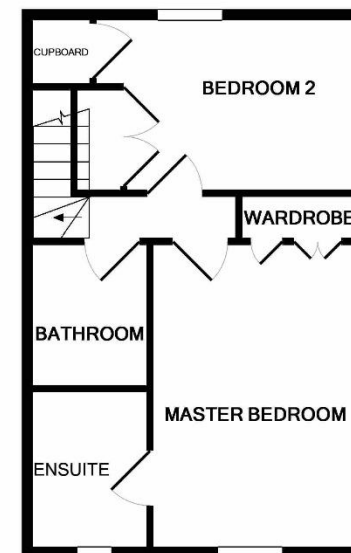
Tewkesbury Borough Council Tax Band C



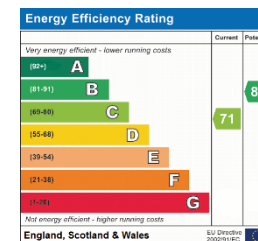
GROUND FLOOR



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 £300,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd
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