



11 Crown Road, Walton Cardiff

Tewkesbury

£285,000



# 11 Crown Road

## Walton Cardiff, Tewkesbury

We are delighted to bring to the market a THREE/FOUR Bedroom End Terraced Townhouse located on the Walton Cardiff development.

Ground Floor comprises of Entrance Hall, Cloakroom, BEDROOM FOUR/STUDY and a Kitchen Diner, whilst to the First Floor is the Lounge and a DOUBLE BEDROOM. On the second floor are a Family Bathroom, MASTER BEDROOM with an EN-SUITE Shower Room, a further DOUBLE BEDROOM and an EN-SUITE Shower Room.

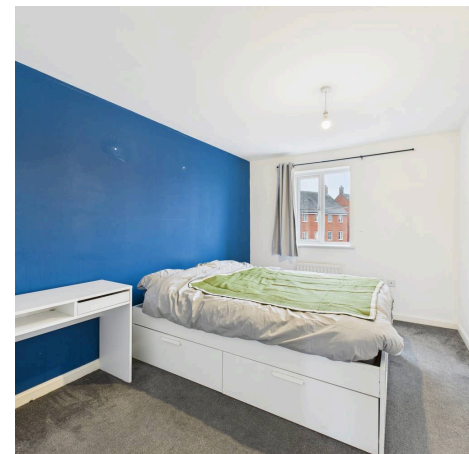
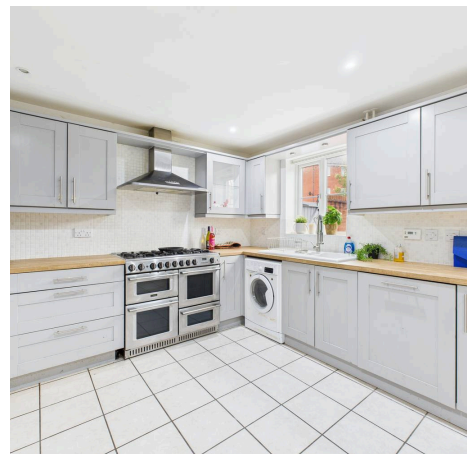
Further benefits include Built-in Wardrobes to Three Bedrooms, UPVC Double Glazing, Gas Radiator Central Heating, low maintenance Rear Garden, GARAGE and Driveway

With flexible accommodation arranged over three floors making an an Ideal Family Home

Property for sale through Michael Tuck Agents. Approximate potential rental value of £1350pcm, please contact Michael Tuck Lettings In Tewkesbury for more details

Council Tax band: C: Tenure: Freehold: EPC Energy Efficiency Rating C: EPC Environmental Impact Rating: C

- End Terraced Townhouse
- Three/Four Bedrooms
- En-Suite To Master Bedroom
- Lounge & Kitchen Diner
- Study/Bedroom Four
- Downstairs Cloakroom & Family Bathroom
- UPVC Double Glazing & Gas Radiator Central Heating
- Rear Garden
- Garage and Driveway
- Energy Rating C74





### Entrance Hall

### Bedroom Four/Study

10' 6" x 8' 11" (3.20m x 2.71m)

### Kitchen Diner

14' 11" x 10' 11" (4.54m x 3.34m)

### Cloakroom

6' 6" x 3' 7" (1.99m x 1.08m)

### First Floor Landing

### Living Room

15' 1" x 12' 8" (4.60m x 3.85m)

### Bedroom Three

12' 6" x 8' 11" (3.80m x 2.71m)

### Second Floor Landing

### Master Bedroom

13' 1" x 9' 2" (3.98m x 2.80m)

### Bedroom Two

11' 7" x 10' 2" (3.54m x 3.10m)

### Family Bathroom

6' 8" x 5' 7" (2.03m x 1.69m)

### En-Suite Shower Room

6' 2" x 5' 7" (1.87m x 1.70m)

### Additional Information

Gas - Mains; Electric - Mains; Water - Mains; Sewerage - Mains; Broadband - Fibre to Cabinet



**Bedroom Four/Study**  
10'5" x 8'10"  
3.20 x 2.71 m

**Cloakroom**  
3'6" x 6'6"  
1.08 x 1.99 m

**Kitchen/Diner**  
10'11" x 14'10"  
3.34 x 4.54 m

**Entrance Hall**  
14'3" x 5'8"  
4.34 x 1.74 m

**40  
YEARS**

Ground Floor

**Bedroom Three**  
12'5" x 8'10"  
3.80 x 2.71 m

**Living Room**  
12'7" x 15'0"  
3.85 x 4.60 m

**Landing**  
12'9" x 5'10"  
3.91 x 1.78 m

**40  
YEARS**

Floor 1

**Bedroom Two**  
10'1" x 11'7"  
3.10 x 3.54 m

**Master Bedroom**  
13'0" x 9'2"  
3.98 x 2.80 m

**En-Suite Shower Room**  
6'1" x 5'6"  
1.87 x 1.70 m

**Landing**  
3'1" x 5'9"  
0.96 x 1.76 m

**Bathroom**  
6'7" x 5'6"  
2.03 x 1.69 m

**YEARS**

Floor 2



**Approximate total area<sup>(1)</sup>**

1070 ft<sup>2</sup>

99.5 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>

0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

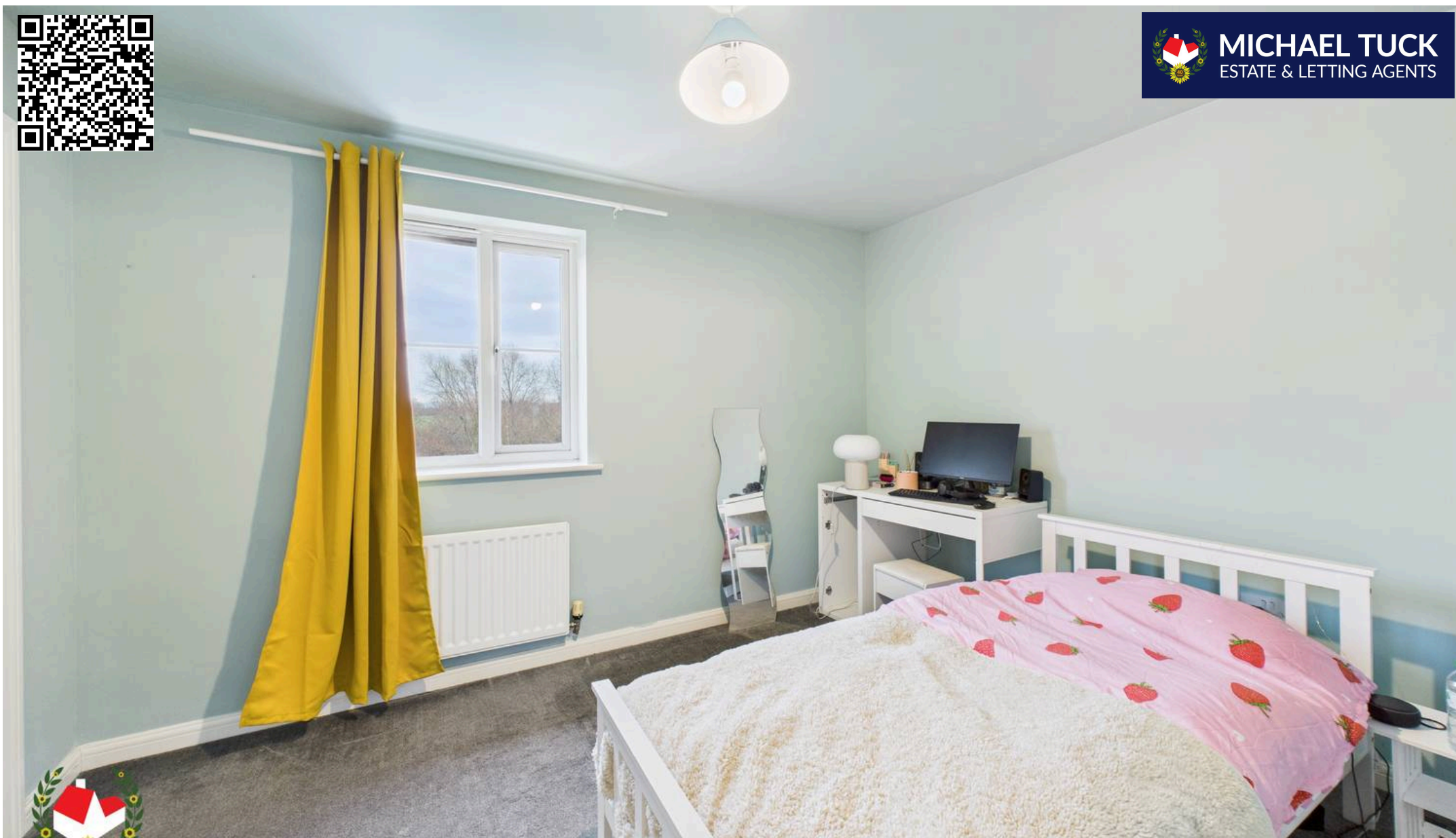
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## Michael Tuck Tewkesbury

4 Columbine Road, Walton Cardiff – GL20 7SP

01684 642642 • [estates.tewkesbury@michaeltuck.co.uk](mailto:estates.tewkesbury@michaeltuck.co.uk) • [www.michaeltuck.co.uk/](http://www.michaeltuck.co.uk/)



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