



 **2 Gainsborough Walk, Walton Cardiff**
Tewkesbury

£280,000

2 Gainsborough Walk

Walton Cardiff, Tewkesbury

A Three DOUBLE Bedroom, THREE Storey Townhouse located overlooking a Green area in the sought after Walton Cardiff.

Accommodation to the Ground floor comprises of Entrance Hall, Cloakroom and "L" Shaped Kitchen Diner, whilst to the first floor is the Lounge and Bedroom Three. The second floor offers Bedroom One with EN-SUITE, Bedroom Two and a Family Bathroom

Further benefits include UPVC Double Glazing, Gas radiator Central Heating, GARAGE, driveway and Gardens.

Call 01684 642 642 to View!

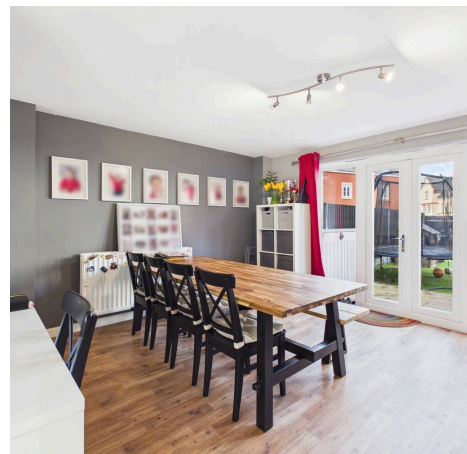
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three Storey Townhouse
- Overlooking Open Green
- Arranged Over Three Floors
- Lounge & "L" Shaped Kitchen Diner
- Three Double Bedrooms
- En-Suite To Master Bedroom
- Family Bathroom
- Garage and Driveway
- Energy Rating B82



Entrance Hall

Kitchen

12' 6" x 7' 10" (3.82m x 2.40m)

Diner

14' 11" x 13' 2" (4.55m x 4.02m)

W.C

6' 4" x 3' 9" (1.93m x 1.15m)

First Floor Landing

Bedroom Three

10' 0" x 8' 10" (3.05m x 2.70m)

Lounge

14' 9" x 13' 1" (4.50m x 4.00m)

Second Floor Landing

Bedroom One

13' 0" x 8' 11" (3.96m x 2.73m)

En-Suite Shower Room

6' 1" x 5' 6" (1.86m x 1.67m)

Bedroom Two

11' 6" x 8' 10" (3.50m x 2.70m)

Family Bathroom

6' 8" x 5' 6" (2.04m x 1.68m)

Outside - Garage

17' 7" x 8' 5" (5.37m x 2.57m)

Leasehold - On a 999 Year Lease (986 Remaining)

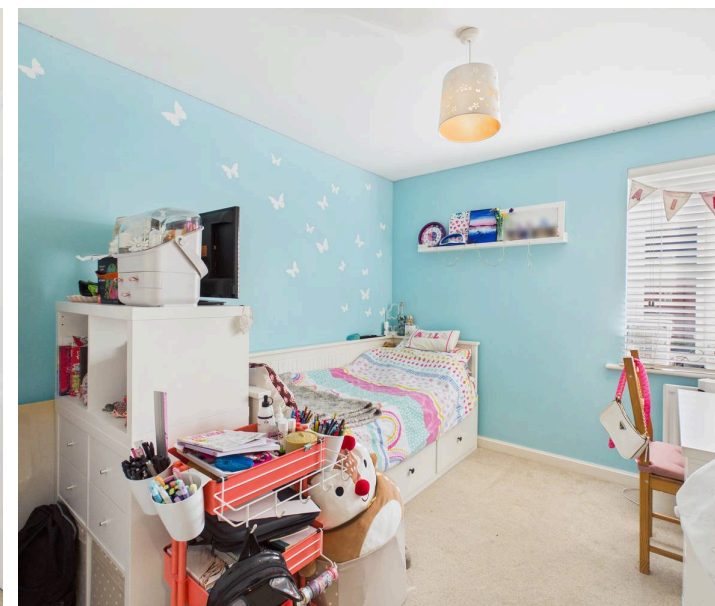
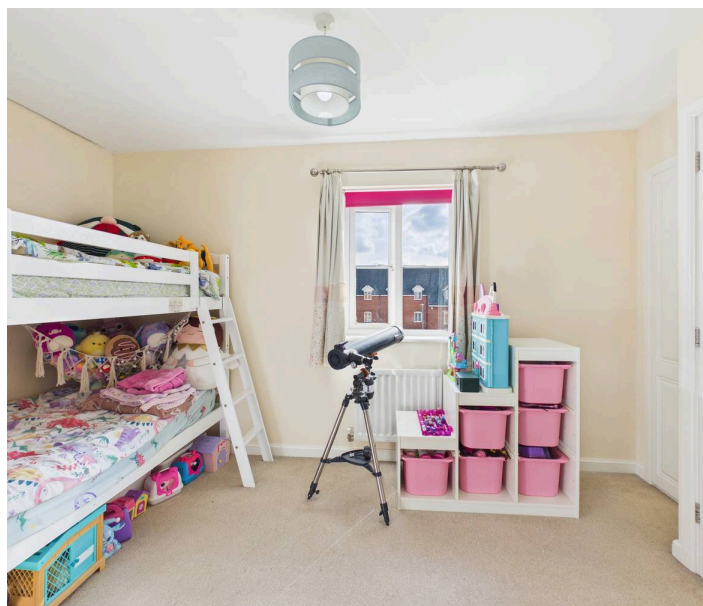
Additional Information

Additional Information: Gas - Mains Electric - Mains

Water - Mains Sewerage - Mains

Estate Charge - £280.35 p.a (Paid to 31/12/2026)

Covers communal areas of courtyard, block paving of road, electric for lights and insurance





Ground Floor Building 1

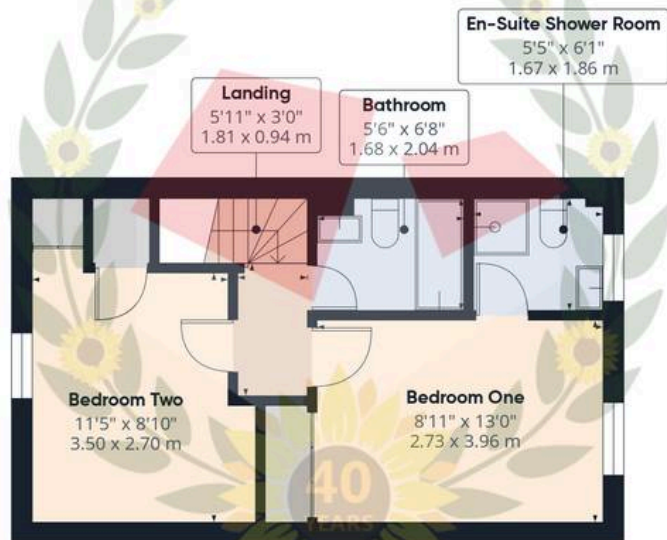


Floor 1 Building 1

Approximate total area⁽¹⁾

1214 ft²

112.7 m²



Floor 2 Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

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



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