



3 Beauchamp Road, Walton Cardiff, Tewkesbury, Gloucestershire, GL20 7TA

£235,000 Asking Price

Situated minutes from the M5 motorway and nestled within this modern development, we are pleased to offer for sale this immaculate three-bedroom town house that offers flexible accommodation spread over three floors.

Occupied by one owner from new, this property offers two reception rooms, three double bedrooms, three bathrooms and an open plan kitchen/diner, along with an enclosed rear garden and large single garage with off road parking for two vehicles.

The ground floor consists of an enclosed entrance hall with tiled flooring that leads through to the kitchen. Set off from the hallway lies a separate dining room which has a front facing aspect. A spacious WC and additional storage cupboard sit at the end of the hallway and the kitchen is situated at the rear. This stylish fitted kitchen is fully equipped with Hotpoint appliances including a built in double oven and grill, ceramic hob with extractor, dish washer (which has never been used), fridge freezer and washing machine. This space is open, modern and also has space for a table and chairs for dining. Through the kitchen a rear door allows access to the garden which is laid with patio and grass and is fenced in on all sides. Access to the garage and parking are also provided via a gated entrance.

The first floor consists of a spacious landing with rooms set off. To the rear lies the generously proportioned living room with two large windows providing ample natural light. To the front of the property sits the third double bedroom with built in wardrobe space, currently being used as a study.

On the second floor you will find the master bedroom overlooking the rear, with built in wardrobe space and an en-suite shower room with a skylight window set in to the eaves roof. The second bedroom has a front facing aspect and is of good proportions, also with a built in

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wardrobe. Finally, we have the family bathroom providing wash hand basin, full size bath and toilet.

The entire property is tastefully decorated and is presented immaculately. It is of modern construction and eco-friendly producing an energy performance rating of B. Further benefits include a Vent Axia clean air filtration system, gas combination boiler with an additional immersion water heating system and wall radiators in each room. The property also has five years remaining of its NHBC warranty due to its young age.

This lovely home is minutes from junction 9 of the M5, Tewkesbury town centre and has easy links to Cheltenham via the A38, as well as being close to local amenities.

Viewing by appointment only.



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