



**ADAM  
HALLIWELL**

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# Beauchamp Road, Walton Cardiff, Tewkesbury

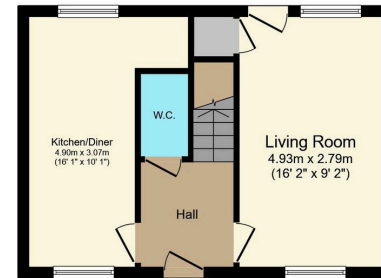
£260,000

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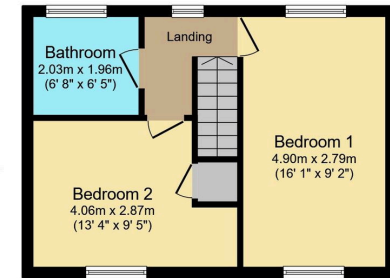


- Two double bedrooms
- Two car drive to side
- Downstairs WC
- Kitchen/diner
- 728 square feet of accomodation
- 38' x 35' rear garden
- Large master bedroom with dual aspect
- Edge of the development





**Ground Floor**  
Floor area 33.8 m<sup>2</sup> (364 sq.ft.)



**First Floor**  
Floor area 33.8 m<sup>2</sup> (364 sq.ft.)

**TOTAL: 67.6 m<sup>2</sup> (728 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

This semi-detached house, in good condition and located near fields on the Walton Cardiff development, offers excellent transport links, local amenities, two large double bedrooms, a spacious kitchen/diner, and a west-facing garden, making it ideal for first-time buyers, investors, or families.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.