



tag

estate agents



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£284,995

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Situation

Northway is ideally located with good links to junction 9 of the M5 motorway within walking distance of the railway station, local shops, pharmacy and primary schools. It is on a regular bus route to Cheltenham (located 9 miles away) and to Tewkesbury.

The historic market town of Tewkesbury is located on 2.5 miles away and boasts a variety of shops, cafes and restaurants. It further benefits from a leisure centre, theatre and library.

PROPERTY SUMMARY

Semi Detached
 Stunning Open Plan Kitchen Dining Room
 3 Bedrooms
 2 Bathrooms
 Living Room
 Utility Area
 Garage
 Private Rear Garden
 Gas Central Heating
 Double Glazing



Description

TAG Estate Agents are delighted to bring to the market this fabulously extended and beautifully executed 3 bedroom semi detached home in Northway.

On entering this property you really know that you are in for a treat, The scale of the redesign within this property is wonderful, from the utility space conveniently located within a quiet nook in the hallway, to the fabulous open plan kitchen/dining room, with bifold doors leading to a decked area with a private sunny aspect rear garden.

Off the dining area is a superb living room with door leading off to the hallway, where there is another door leading into a good sized garage with up and over door,

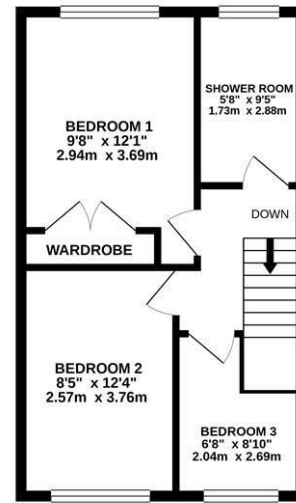
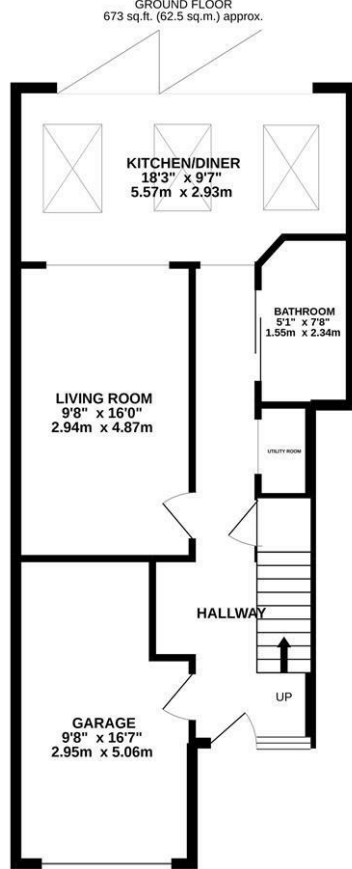
Also on the ground floor is a fabulous bathroom, with bath, low level w/c and wash hand basin.

On the first floor are 3 great bedrooms, bedroom 1 has a view over the rear aspect with large wardrobes within the room, bedroom 2, again is a great size and has views over the front of the property, Bedroom 3 is a single room also at the front of the property currently being used as an office.

This property has undergone extensive modernisation and really gives any potential owner the opportunity of gaining a property which they can just walk into and start enjoying.

The property has the benefit of an integral garage, gas central heating and double glazing,

Early viewing is advised to avoid missing out on this little gem,



TOTAL FLOOR AREA: 1075 sq.ft. (99.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room

16'0 x 9'08 (4.88m x 2.95m)

Kitchen/Dining Room

18'03 x 9'07 (5.56m x 2.92m)

Bathroom

7'08 x 5'01 (2.34m x 1.55m)

Utility Area

Garage

16'07 x 9'08 (5.05m x 2.95m)

Bedroom One

12'01 x 9'08 (3.68m x 2.95m)

Bedroom Two

12'04 x 8'05 (3.76m x 2.57m)

Bedroom Three

8'10 x 6'08 (2.69m x 2.03m)

Shower Room

9'05 x 5'08 (2.87m x 1.73m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: info@ancientgrudge.co.uk

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.
All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.

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