SALES & LETTINGS










# 62 Westfield Avenue, Tewkesbury, GL20 8QP
# Asking Price £260,000

**Tewkesbury:** The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661

The Property Ombudsman

TAG Residential Lettings Limited. Registered in England No. 05783882
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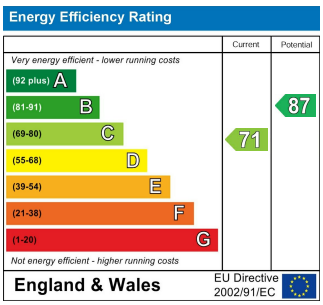


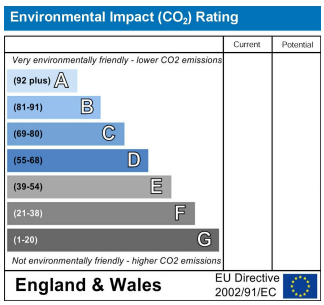


## PROPERTY SUMMARY

No Onward Chain
Semi Detached
Three Bedrooms
Lounge/ Dining Room
Kitchen
Garden
Garage
Driveway for Two Cars
Council Tax C

## 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 also to Tewkesbury.

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









## Description

Nestled on Westfield Avenue in Tewkesbury, this well-proportioned three-bedroom semi-detached house presents an excellent opportunity for families. The property boasts a welcoming front and back living room that seamlessly flows into a dining area and a modern kitchen that is equipped to meet all your culinary needs.

Upstairs, you will discover three comfortable bedrooms, each offering ample space and natural light. A handy storage cupboard adds to the practicality of the layout along with a spacious family bathroom.

The outdoor space is equally impressive, featuring a well-maintained back garden. Additionally, the property includes a driveway that accommodates two cars, ensuring convenience for you and your guests and side access to the rear garden.

For those who require a reliable internet connection, this home is fully wired for internet access, providing excellent connection speeds in every room, including the garage. This feature is particularly advantageous for individuals working from home or those with high connectivity needs.

In summary, this delightful semi-detached house on Westfield Avenue offers a harmonious blend of modern living and practical amenities, making it an ideal choice for anyone seeking a comfortable and connected home in Tewkesbury.




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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**Lounge/Dining Room**
21'6" x 9'5 ( 6.55m x 2.87m)

**Kitchen**
11'5" x 10'11" (3.48m x 3.33m)

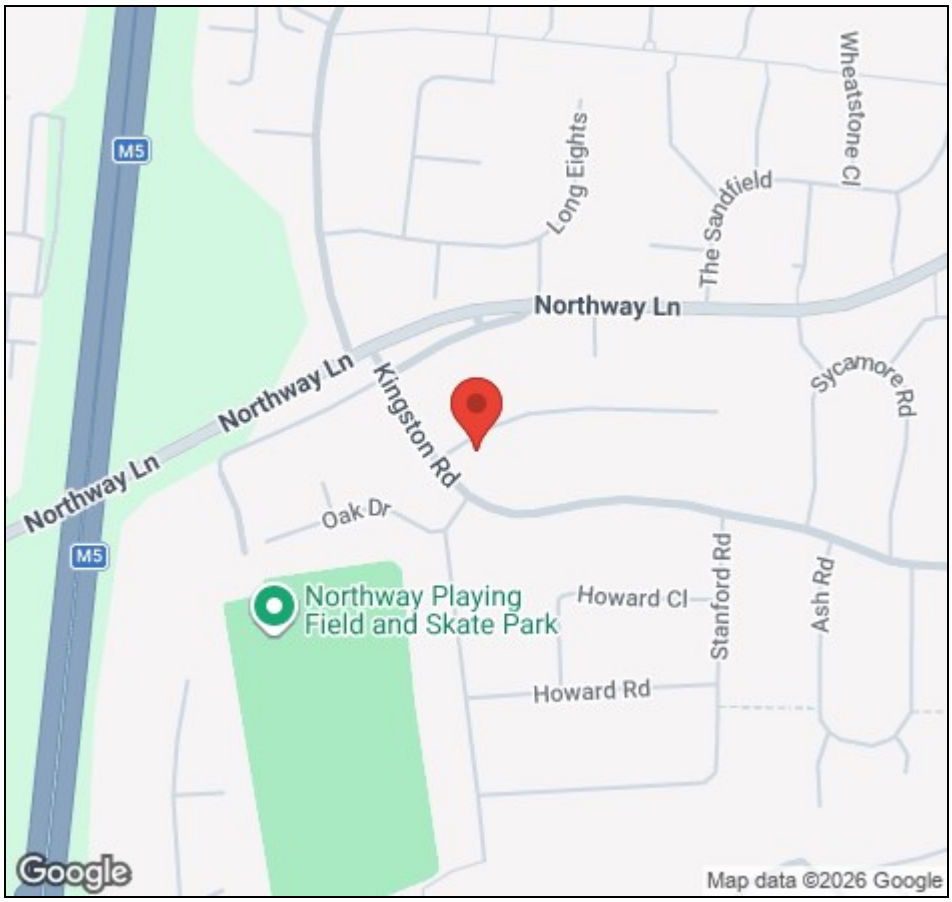
**Bedroom One**
12'6" x 9'10" ( 3.81m x 3.00m )

**Bedroom Two**
12'6" x 7'9" (3.81m x 2.36m )

**Bedroom Three**
8'8" x 9'1" (2.64m x 2.77m)

**Bathroom**
8'8" x 9'1" (2.64m x 2.77m)

**Garage**
15'7" x 7'7" (4.75m x 2.31m)




Viewing strictly by appointment via TAG Sales & Lettings – 01684 275 276
Email: info@tagsalesandlettings.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.
P Gregory & V Davis trading as TAG Residential Lettings LTD.