

# WILKINSON

SALES • LETTINGS • MANAGEMENT

£177,000

Fairway, Northway, Tewkesbury, GL20



 2  
Bedrooms

 1  
Bathroom

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |  
Info@wilkinsonsIm.co.uk

01684 367736





- Maisonette (First Floor)
- Kitchen/Breakfast Room
- Lounge
- Two Double Bedrooms
- Shower Room
- Rear Garden with Right of Access
- Allocated Parking
- UPVC Double Glazing
- Gas Central Heating
- Close to Local Amenities
- School Catchment Area

Wilkinson SLM are pleased to bring to market a rare opportunity to purchase this two-bedroom maisonette, situated on the first floor in the popular area of Northway.

This charming home offers an excellent chance for first-time buyers or investors to get onto the property ladder. Upon entering, you are greeted by an entrance hall with space to hang coats and store shoes. Stairs lead to the first floor, where you'll find a lounge and a well-appointed kitchen/breakfast room. The kitchen is equipped with a range of base and wall units, an integrated fridge freezer, a built-in electric oven, and an electric hob. Additionally, there's space and plumbing for a washing machine, making this space both functional and practical.

The maisonette offers two generous double bedrooms, with the principal bedroom benefiting from a built-in wardrobe, providing storage space. This home also features a shower room, completing the accommodation on the first floor. A useful storage cupboard at the top of the stairs adds further practicality.

Further benefits include UPVC double glazing, gas central heating, and a low-maintenance rear garden, which offers right of access and includes two large sheds for additional storage. There is also an allocated parking space to the front of the maisonette, along with convenient side access for easy flow from the front to the rear of the home.

Peppercorn Rent

Lease Length - 231 years

Council Tax Band - A

**Lounge** 11' 10" x 12' 4" (3.61m x 3.76m)  
maximum measurements

**Kitchen** 12' 4" x 8' 3" (3.76m x 2.51m)  
maximum measurements

**Bedroom One** 9' 7" x 10' 2" (2.92m x 3.10m)

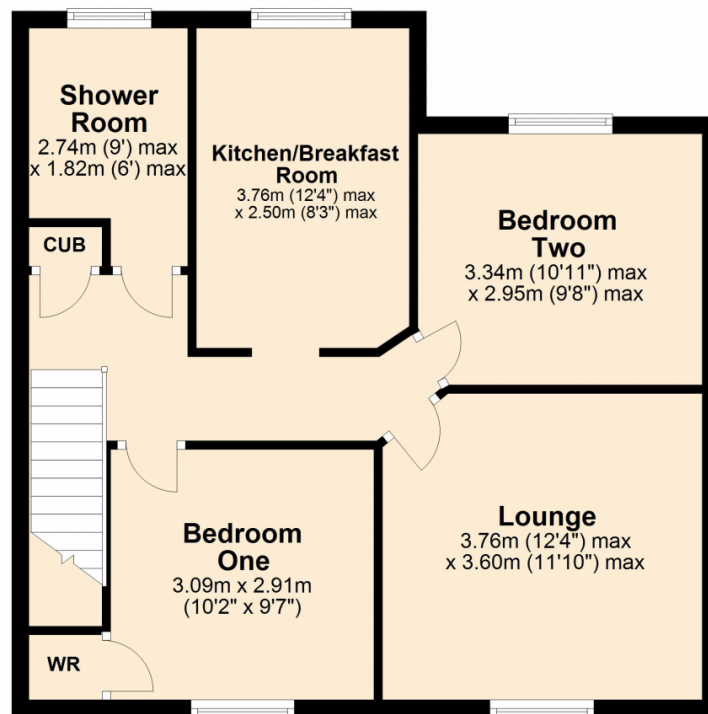
**Bedroom Two** 9' 8" x 10' 11" (2.95m x 3.33m)  
maximum measurements

**Shower Room** 9' 0" x 6' 0" (2.74m x 1.83m)  
maximum measurements



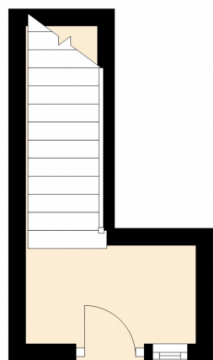
## First Floor

Approx. 58.1 sq. metres (625.2 sq. feet)



## Ground Floor

Approx. 4.5 sq. metres (48.3 sq. feet)



Total area: approx. 62.6 sq. metres (673.5 sq. feet)

This plan is not to scale and is for guidance only. Produced by PlanUp.  
Plan produced using PlanUp.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 26 Fairway, GL20

