



tag

estate agents



19 Sycamore Road, Tewkesbury, Gloucestershire GL20 8PZ
Asking Price £290,000

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

Environmental Impact (CO ₂) 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	

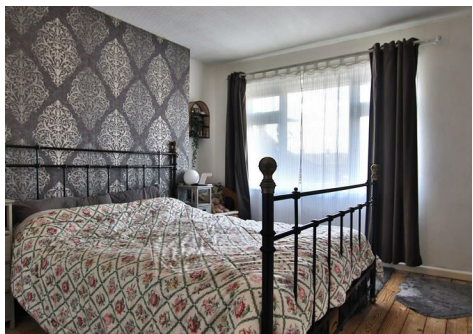
Situation

Northway is ideally located with good links to junction 9 of the M5 motorway and 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 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

- FOUR BEDROOMS
- Dining Area
- Kitchen with fitted appliances
- Living Room
- Downstairs WC
- Utility Room
- Upstairs Bathroom With Separate WC
- Gas Central Heating and Double Glazing
- Private Garden
- Council Tax Band B



Description

This mid-terrace house is perfect for families looking for a comfortable and spacious place to call home. With four bedrooms, there's plenty of room for everyone.

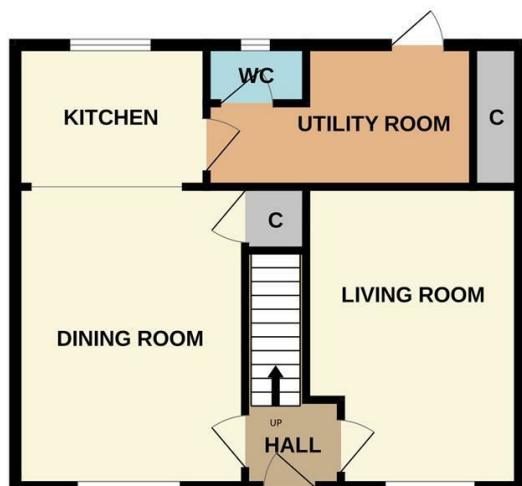
From the entrance hall stairs rise to the first floor, the living room has the advantage of a feature fireplace. There is a modern open-plan dining room and kitchen area with built in appliances, and a convenient downstairs cloakroom and utility room.

Upstairs, you'll find four bedrooms, including a master bedroom with built-in storage. The family bathroom and separate W/C that has been refitted.

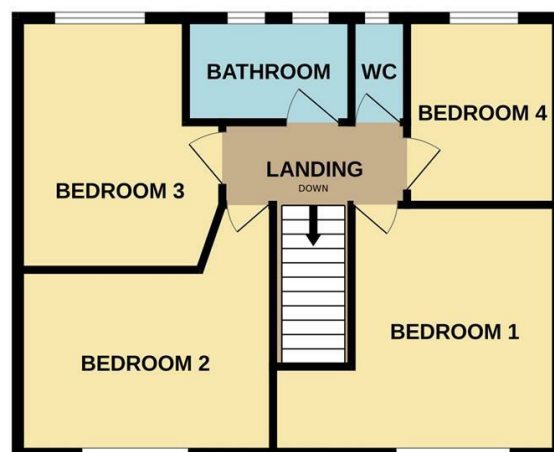
The property is equipped with double glazing and gas central heating. The rear garden backs onto the local infant school playing field. And with local shops just a short walk away, you'll have everything you need right on your doorstep.

Don't hesitate to give us a call to arrange a viewing on 01684 275276.

GROUND FLOOR



1ST FLOOR



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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Living Room

12'00 (max) x 10'05 (max) (3.66m (max) x 3.18m (max))

Dining Area

11'01 x 14'06 (3.38m x 4.42m)

Kitchen Area

9'03 x 6'10 (2.82m x 2.08m)

Cloakroom

4'10 x 2'8 (1.47m x 0.81m)

Bedroom 1

10'05 x 12'00 (3.18m x 3.66m)

Bedroom 2

8'05 x 13'02 (2.57m x 4.01m)

Bedroom 3

8'01 x 12'02 (2.46m x 3.71m)

Bedroom 4

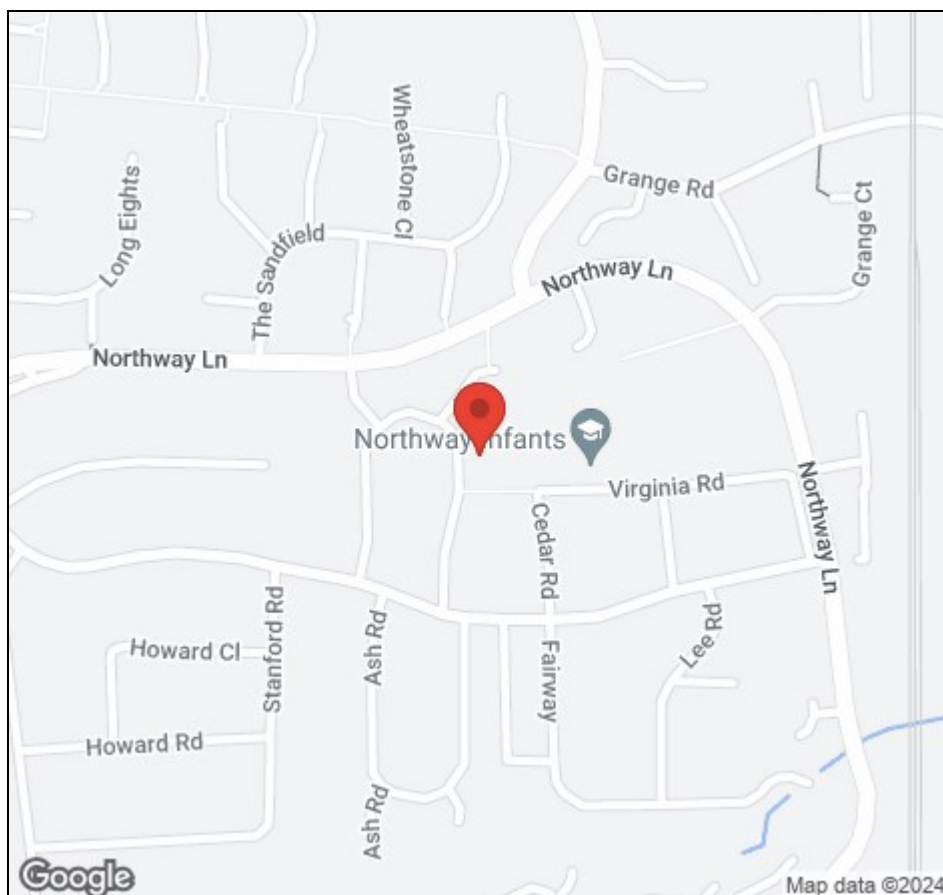
7'04 x 9'02 (2.24m x 2.79m)

Bathroom

8'00 x 5'00 (2.44m x 1.52m)

Upstairs WC

4'11 x 2'8 (1.50m x 0.81m)



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

Email: info@tagestateagents.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 Estate Agents Ltd.