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estate agents



2 Tawny Close, Tewkesbury, GL20 8ST Asking Price £370,000

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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		69	81
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 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

- Detached House
- Kitchen / Breakfast Room
- Living Room
- Four Bedrooms
- Downstairs Bedroom with En Suite
- Shower Room
- Enclosed Garden
- Gas Central Heating
- UPVC Double Glazing
- Council Tax Band D



Description

Don't miss this opportunity to purchase a four-bedroom detached property that is perfect for families. It is situated in the highly sought-after "The Park" development in Northway, and it offers everything that a modern family could ever need.

As soon as you walk through the front door, you will step into a welcoming entrance hall that features a convenient WC. From there, you can access the living room that boasts a feature fireplace, stairs leading to the first floor, and double doors that open up to the dining room. The dining room is the perfect place for family meals, and it also has patio doors that lead to the garden, making it easy to enjoy meals al fresco during the summer months. To the left of the entrance hall, you will find the modern fitted kitchen/breakfast room that is perfect for preparing delicious meals for the whole family.

The dining room also has a door that leads to Bedroom 4, which offers a window to the rear garden and its own bathroom. This bedroom is perfect for guests or teenagers who want their own space.

Upstairs, there are three bedrooms, each of which offers its own unique features. Bedroom One and Two come with built-in storage. Bedroom Three is situated at the front of the property and makes a great children's room. Additionally, there is a family shower room on this floor.

The property is situated on a private road and comes with a front garden with off-road parking. You can access the side and rear garden from the front, and it is mostly laid to lawn, with a decked area. This outdoor space is perfect for children to play in and for family barbecues.

If you are interested in viewing this fantastic family home, please give our office a call. It is a perfect place for families who want to make memories together and enjoy all the benefits of modern living.



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

16'09 x 10'08 (5.11m x 3.25m)

Dining Room

15'01 x 11'07 (4.60m x 3.53m)

Kitchen/Breakfast Room

14'08 narrowing to 9'06 x 17'07
narrowing to 8'06 (4.47m narrowing
to 2.90m x 5.36m narrowing to 2.59)

Cloakroom

4'11 x 4'00 (1.50m x 1.22m)

Bedroom 1

11'01 x 10'03 (3.38m x 3.12m)

Bedroom 2

10'07 x 9'02 (3.23m x 2.79m)

Bedroom 3

7'08 c 7'06 (2.34m c 2.29m)

Bedroom 4

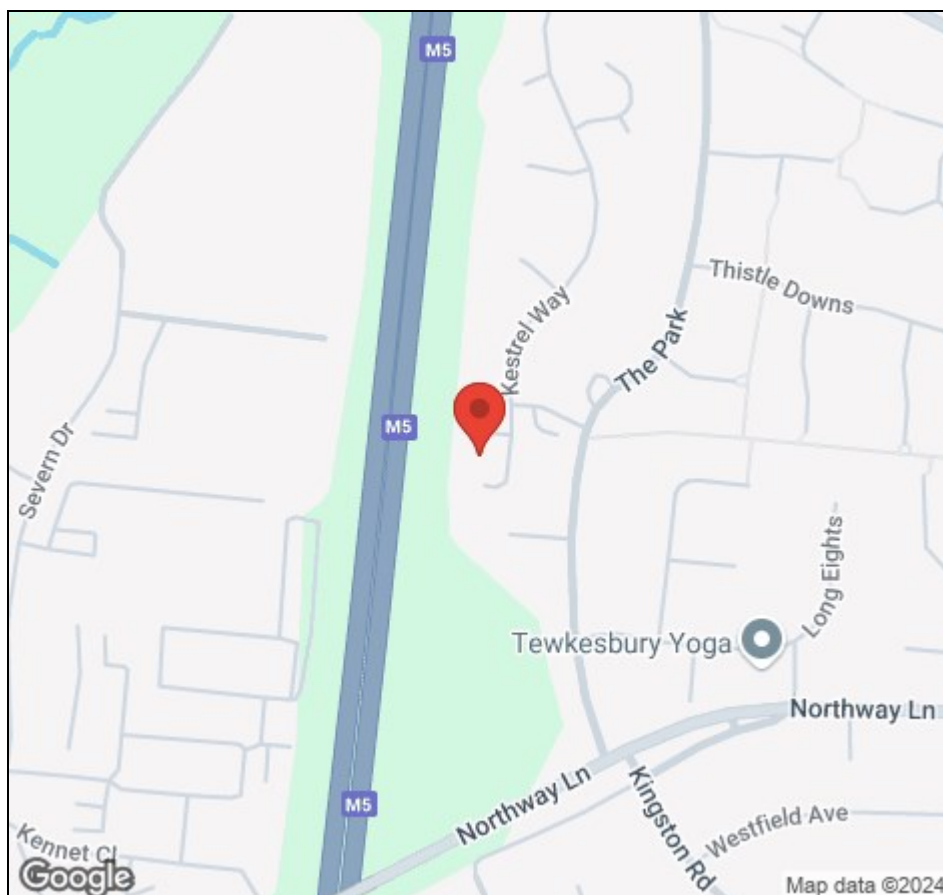
7'03 x 8'09 (2.21m x 2.67m)

En Suite Bathroom

7'05 x 8'08 (2.26m x 2.64m)

Shower Room

5'05 x 7'04 (1.65m x 2.24m)



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.