



# tag

estate agents



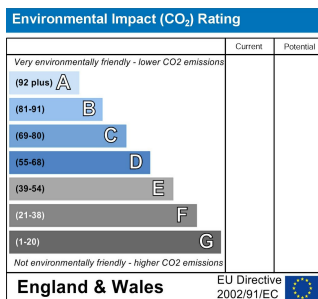
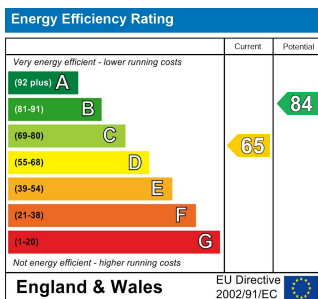
**16 Hawthorn Way, Tewkesbury, Gloucestershire GL20 8TQ**  
**Asking Price £249,950**

**Tewkesbury:** The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661  
**Walton Cardiff:** 4 Columbine Road, Walton Cardiff, Tewkesbury, GL20 7SP. Tel. 01684 295417 Fax. 01684 851780

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Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



## 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

- Extended House
- Three Bedrooms
- Lounge
- Kitchen Dining Room
- Refitted Bathroom
- Gas Central Heating
- UPVC Double Glazing
- Off Road Parking
- Rear Garden
- Council Tax Band B



## Description

This well-presented home is conveniently located within walking distance of local shops, the train station, and primary schools.

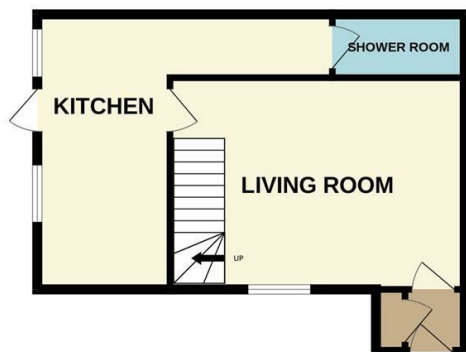
The property features an entrance hall with a storage cupboard, a lounge with stairs leading to the first floor, and a bright and airy refitted kitchen dining room with access to the garden.

Upstairs, you will find three good-sized bedrooms and a refitted bathroom with a separate shower.

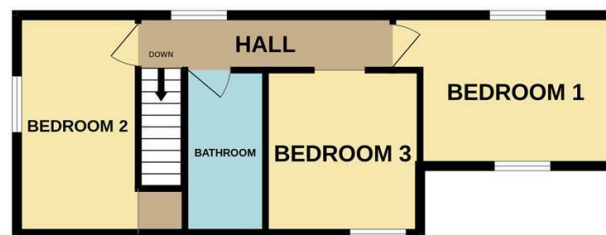
The property has been extended to include a dining space in the kitchen and a downstairs shower room. Additionally, it benefits from UPVC double glazing, gas central heating which was installed in the last few years, allocated parking for two vehicles, and a private enclosed garden with pedestrian gated access.

Viewing is highly recommended.

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

17'6 x 12'7 (5.33m x 3.84m)

### Kitchen / Dining Room

17'5 x 7'10 (5.31m x 2.39m)

### Bedroom 1

11'3 x 8'4 (3.43m x 2.54m)

### Bedroom 2

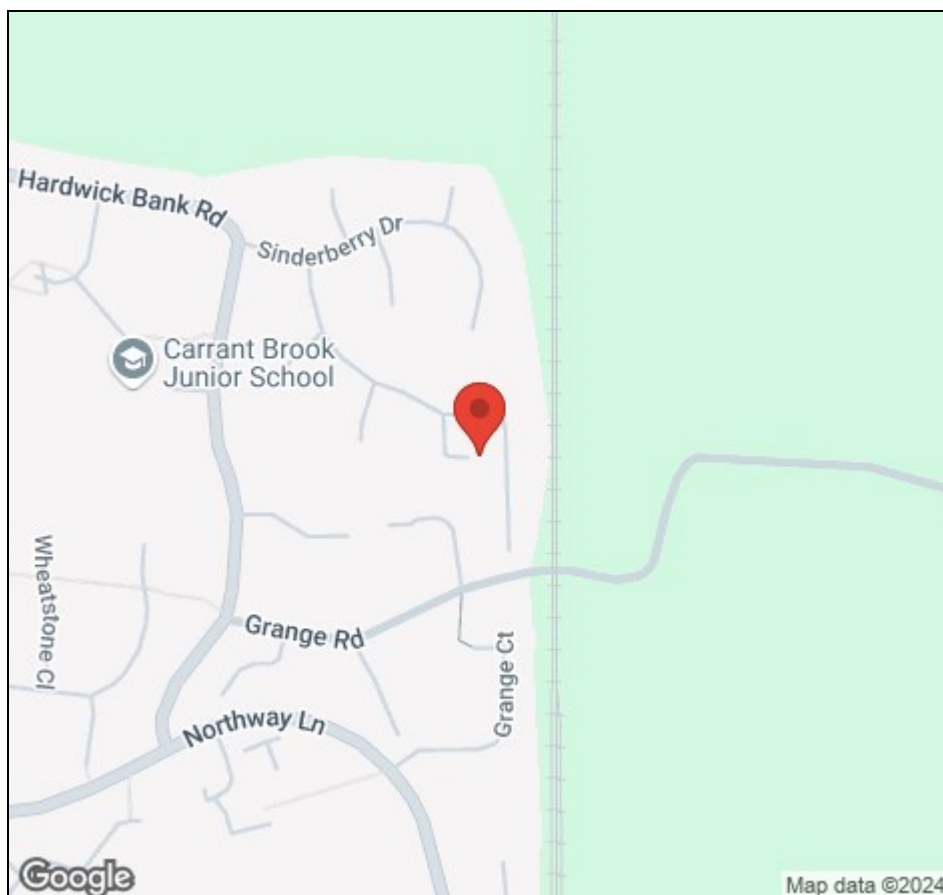
12'7 x 7'2 (3.84m x 2.18m)

### Bedroom 3

9'9 x 9'2 (2.97m x 2.79m)

### Bathroom

9'8 x 5'0 (2.95m x 1.52m)



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

Email: [info@tagestateagents.co.uk](mailto: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.