



tag

estate agents



43 Hardwick Bank Road, Tewkesbury, GL20 8RP
Asking Price £285,000

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 on 2.5 miles away and boasts a variety of shops, cafes and restaurants, It further benefits from a leisure centre, theatre and a library.

PROPERTY SUMMARY

THREE BEDROOMS

Extension

Living Room

Dining Room

Family Bathroom & Separate W/C

Gardens

Off Road Parking

Gas Central Heating

Double glazing

Council Tax Band B



Description

TAG Estate Agents are pleased to offer an opportunity to purchase an extended three bedroom home on the ever popular Northway development.

On entering the property through a very handy porch, this welcomes you into the entrance hall, where a door leads into the dining room, with large window overlooking the front of the property, there is a further door from the hall leading to the kitchen, overlooking the southerly facing rear garden, there is a handy breakfast bar to sit and enjoy your morning coffee and papers, integrated oven and hob, space available for washing machine and fridge freezer. From there is a handy lobby room with access to the rear garden, off the kitchen is the extension, which is now the home of the living room, with views over the rear garden and patio doors onto the sun terrace.

To the first floor are three bedrooms, the principal bedroom having views to the rear, bedrooms two and three, with views to the front. There is a family bathroom with bath and shower over and wash hand basin. A separate W/C completes this floor.

Outside the property is approached via a concrete driveway with parking for 3 cars, a pedestrian path leads between the front lawn to the main entrance. The rear garden is pleasingly private, mainly laid to lawn with borders and patio area.

Please call our office to book your appointment to view.

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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Porch

6' x 3' (1.83m x 0.91m)

Dining Room

11'8 x 12'9 (3.56m x 3.89m)

Kitchen / Breakfast Room

16'1 x 9'4 (4.90m x 2.84m)

Living Room

16'4 x 13' (4.98m x 3.96m)

Bedroom One

10'10 x 11'4 (3.30m x 3.45m)

Bedroom Two

10' x 7'10 (3.05m x 2.39m)

Bedroom Three

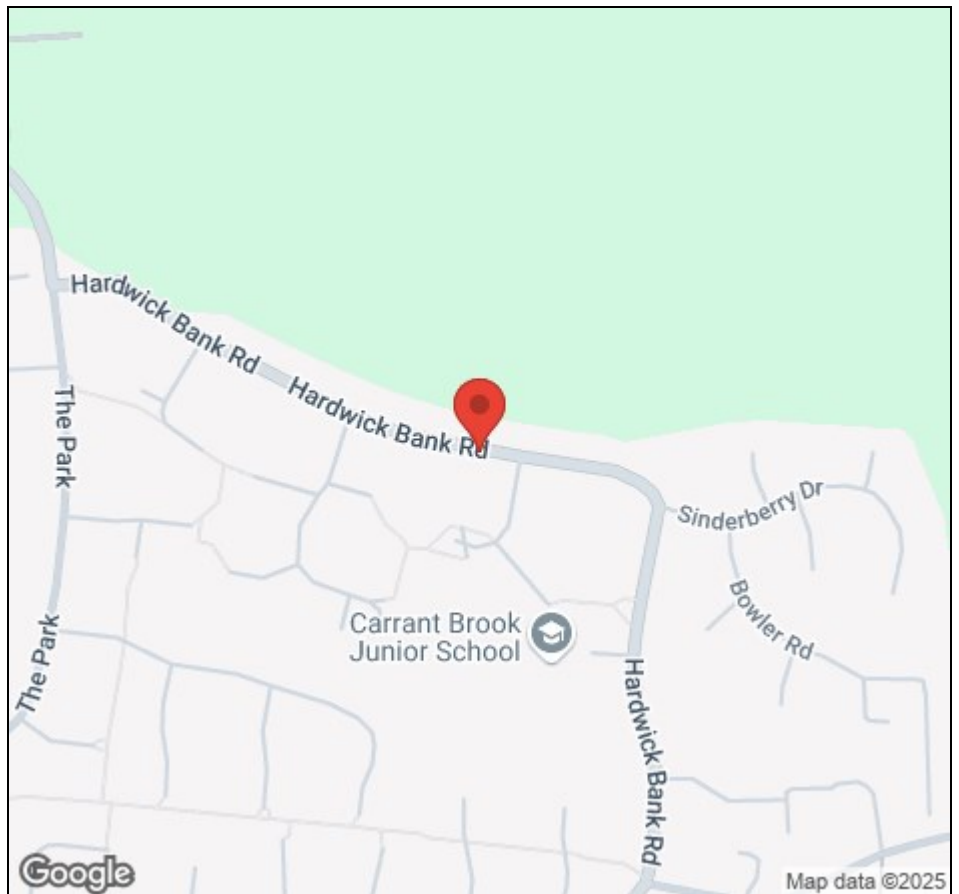
7'9 x 6'10 (2.36m x 2.08m)

Bathroom

5'6 x 5'2 (1.68m x 1.57m)

W/C

5'2 x 2'9 (1.57m x 0.84m)



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.