



# tag

estate agents



**9 Pear Orchard, Tewkesbury, GL20 8RG**  
**Asking Price £267,500**

**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

[www.tagestateagents.co.uk](http://www.tagestateagents.co.uk) | [info@tagestateagents.co.uk](mailto:info@tagestateagents.co.uk)



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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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

End Of Terrace House  
Lounge  
Dining Room  
Kitchen  
Conservatory  
Downstairs Bathroom  
Two Bedrooms  
UPVC Double Glazing & Gas Central Heating  
Off Road Parking  
Council Tax Band B





## Description

TAG Estate Agents is pleased to present an end-terraced family home located in a quiet cul-de-sac in Northway, Tewkesbury.

Upon entering the property through the porch, you are welcomed into the main hallway, which leads to a modern kitchen. This kitchen is equipped with an integrated oven and hob, and handy storage cupboard also houses the combination boiler.

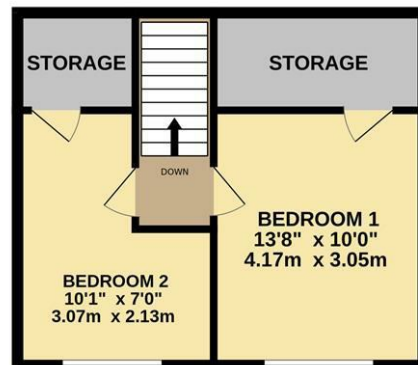
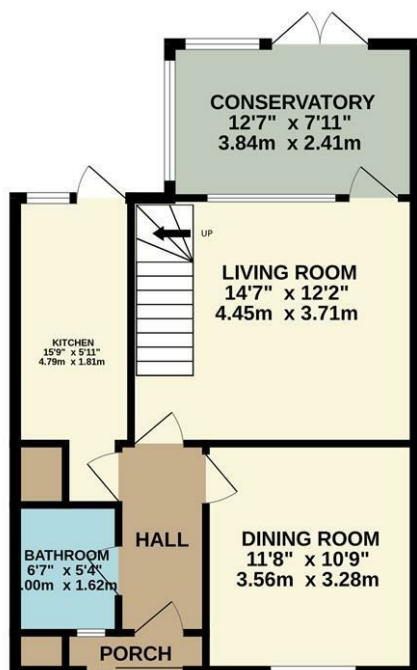
The separate dining room is versatile and can easily function as a downstairs bedroom. The lounge seamlessly connects to a bright conservatory, which features double doors that open onto the rear garden.

Upstairs, you will find two bedrooms, each with access to eaves storage, ensuring ample space for your belongings.

Outside, the property includes a driveway that accommodates at least two cars. The back garden is mainly laid to lawn and features a pathway leading to a patio area.

This home is equipped with UPVC double glazing and central heating throughout.

Don't miss out—book your viewing today!



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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### Dining Room

10'09 x 11'08 (3.28m x 3.56m)

### Living Room

14'07 x 12'02 (4.45m x 3.71m)

### Kitchen

5'11 x 15'08 (1.80m x 4.78m)

### Conservatory

12'07 x 7'11 (3.84m x 2.41m)

### Bedroom 1

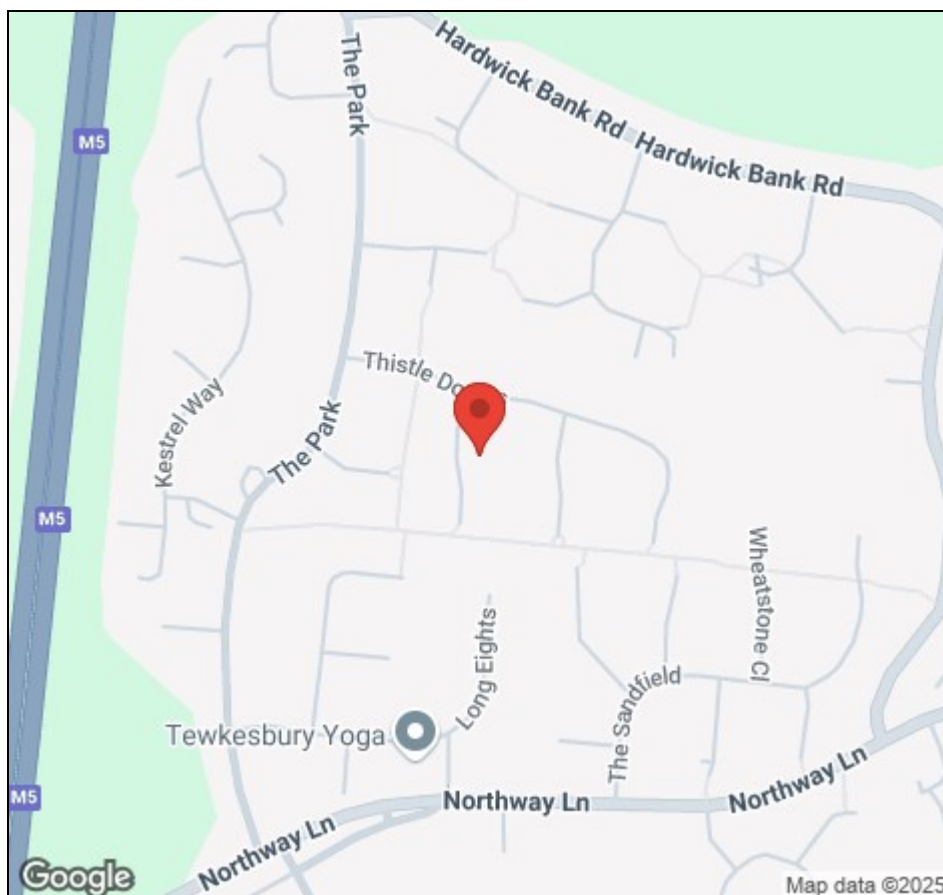
13'08 (max) x 10'00 (4.17m (max) x 3.05m)

### Bedroom 2

10'01 (max) x 7'00 (3.07m (max) x 2.13m)

### Bathroom

6'07 x 5'04 (2.01m x 1.63m)



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.