



tag

estate agents



17 Lapwing Close, Tewkesbury, GL20 8TN
Asking Price £289,950

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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	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	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

Three Bedrooms
Lounge
Kitchen/Dining Room
Downstairs WC
Conservatory
Bathroom
Garden
Driveway
Double Glazing & Gas Central Heating
Council Tax Band C



Description

TAG Estate Agents are pleased to present this well-appointed three-bedroom semi-detached family home, located in the sought-after residential development of Northway.

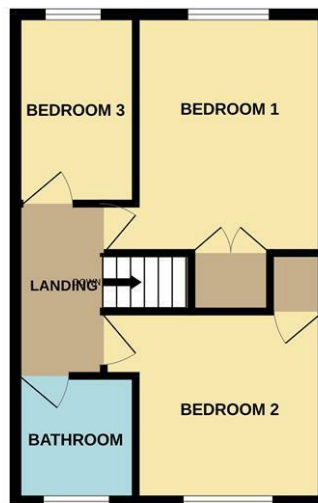
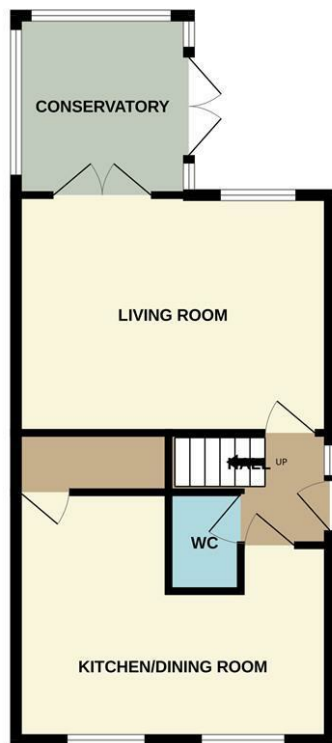
The accommodation includes an entrance hall with a downstairs cloakroom. From the hallway, you will find a door leading into the living room, which features a rear window and double doors that open into the conservatory, providing access to the rear garden. Also off the hallway is a door that leads to the modern kitchen/dining room, equipped with fitted wall and base units, as well as space for an oven and fridge freezer.

Stairs rise to the first floor, where you will find three bedrooms. Bedrooms one and two each come with built-in storage space. A family bathroom completes this floor, featuring a bath with a shower over, a low-level W/C, and a wash hand basin.

Outside, there is parking for two vehicles on the driveway. The rear garden is mainly laid to lawn, with a patio area and is enclosed by fencing.

The property also benefits from UPVC double glazing and gas central heating.

Contact our office to schedule your appointment to view this fabulous home.



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.
Made with Metropix C2025

Kitchen/Dining Room

15'10 (max) x 7'06 (min) (4.83m (max) x 2.29m (min))

Living Room

15'10 x 12'00 (4.83m x 3.66m)

Conservatory

8'09 x 9'01 (2.67m x 2.77m)

Cloakroom

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

Bedroom 1

9'05 x 2'01 (2.87m x 0.64m)

Bedroom 2

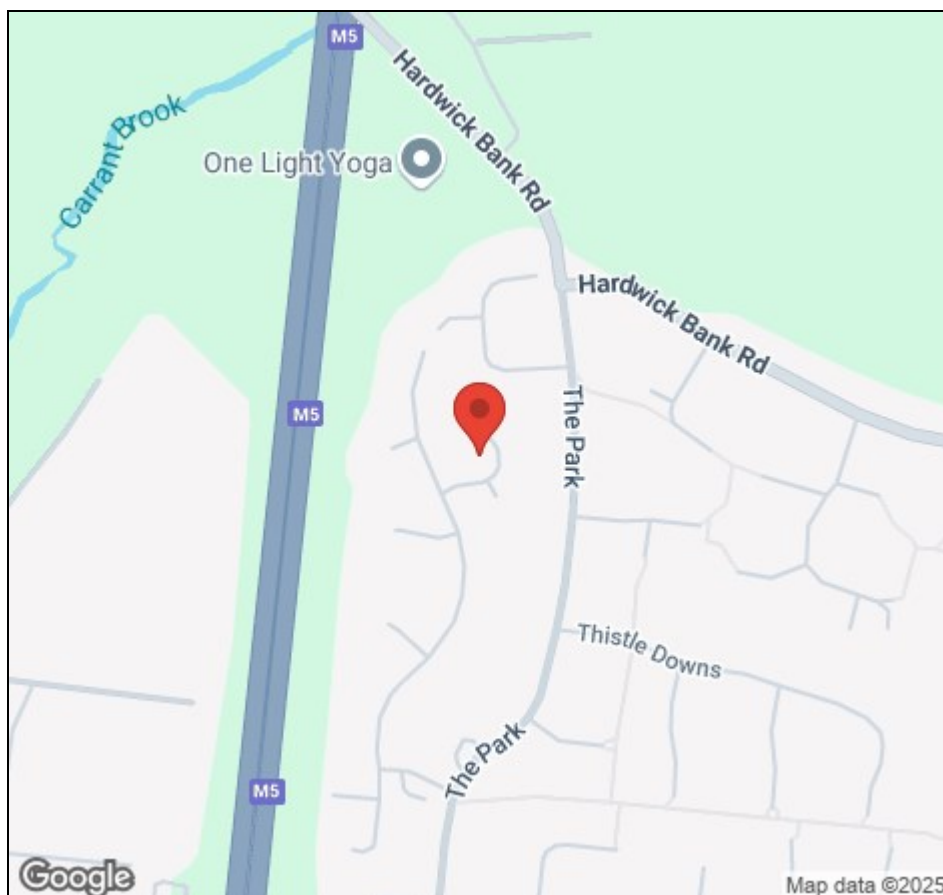
9'06 x 9'07 (2.90m x 2.92m)

Bedroom 3

6'03 x 9'06 (1.91m x 2.90m)

Bathroom

6'04 x 6'01 (1.93m x 1.85m)



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.