



tag

estate agents



50 Westfield Avenue, Tewkesbury, Gloucestershire GL20 8QP
Asking Price £259,950

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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	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

Mid Terrace House
 Kitchen
 Lounge/Dining Room
 Three Bedrooms
 Family Bathroom
 Enclosed Garden
 Off Road Parking
 Gas Central Heating
 UPVC Double Glazing
 Council Tax Band B



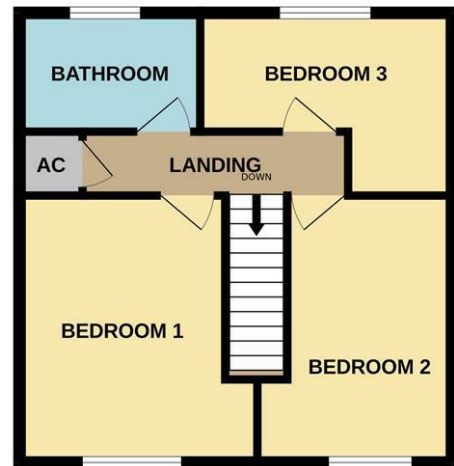
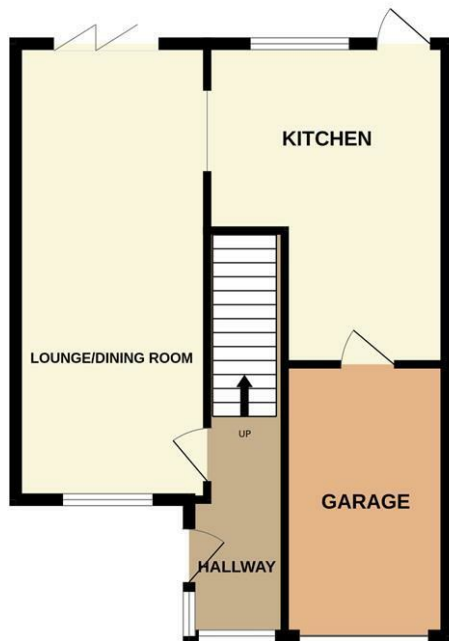
Description

TAG Estate Agents are pleased to present this three-bedroom terrace family home located in the area of Northway.

As you enter the property, you will be welcomed by a hallway that leads to the lounge and dining room. The dining area features patio bi-fold doors that open out to the rear garden, perfect for those warm summer evenings. The dining area provides access to the kitchen. The kitchen is equipped with a range of wall and base units, space for a range cooker, and an integrated dishwasher, washer/dryer, and full height fridge. Furthermore, the kitchen offers access to the rear garden and the garage.

As you head upstairs, you will find three bedrooms and a family bathroom. The property is further complemented by UPVC double glazing, gas central heating, solar panels, a garage with power and lighting, off-road parking, and a rear garden.

Don't miss out on this fantastic opportunity to make this home your own.



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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Lounge/Dining Room

9'07 x 21'05 (2.92m x 6.53m)

Kitchen

10'10 x 15'01 (max) narrowing to
8'01 (3.30m x 4.60m (max)
narrowing to 2.46m)

Bedroom 1

9'06 x 12'04 (2.90m x 3.76m)

Bedroom 2

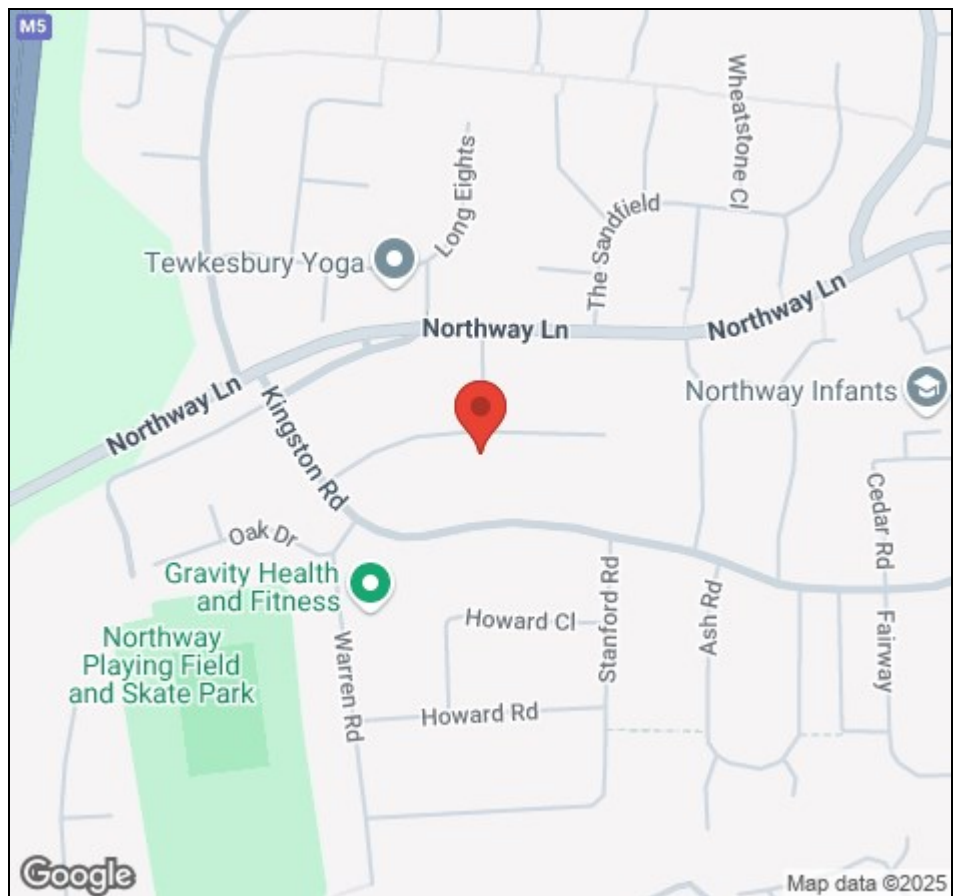
7'10 x 12'10 (2.39m x 3.91m)

Bedroom 3

12'00 x 6'02 (3.66m x 1.88m)

Bathroom

7'10 x 5'05 (2.39m x 1.65m)



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.