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SALES & LETTINGS

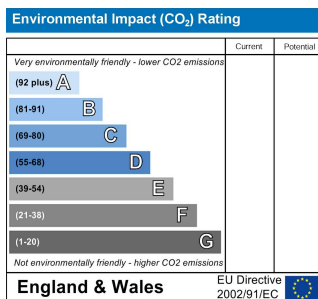
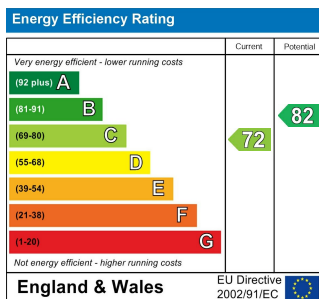


57 Hardwick Bank Road, Tewkesbury, GL20 8RP
£250,000

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



TAG Residential Lettings Limited. Registered in England No. 05783882
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 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

3 BEDROOMS
 Extended Ground Floor
 Semi detached
 Living Room
 Dining Room
 Kitchen / Breakfast Room
 Ground Floor Wet Room
 Family Bathroom
 Gardens
 Council Tax Band B



Description

An exciting opportunity to purchase this 3 bedroom family home in a very popular location of Northway.

On entering the property into a very handy porch, you are welcomed by a large entrance hall, a door leads from here to the living room, this is a good size room, with wonderful views at the front towards Bredon Hill. From the hall, another door leads into the Dining Room, this room has access to a downstairs Wet Room with window, there is another door off the Dining Room, allowing access to the Kitchen / Breakfast room. This is an L shaped room with plenty of space and a good range of cupboard and worktop space. A door leads from here into a conservatory with double doors leading to the garden.

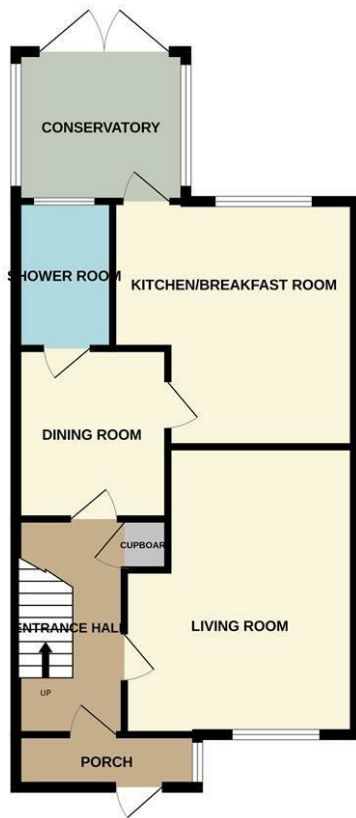
The first floor comprises of 3 Bedrooms, Bedroom 1 and Bedroom 2 have the advantage of their own wardrobe space, views to the rear and front respectively and Bedroom 3 having views to the front towards Bredon Hill, there is access to an airing cupboard on the landing, a family bathroom further completes this floor.

Outside the property is approached via a block paved drive with pedestrian access, although it may be possible to obtain the necessary planning requirements, to be able to drop the kerb and create off road parking at the front, this is subject to planning at Tewkesbury Borough Council. The rear garden is mainly laid to patio, with greenhouse and sheds**

This is a wonderful opportunity to acquire this family home and be able to put your own stamp on it, to make it a truly beautiful property.

Call our office to make your appointment to view.

**We have not yet been made aware whether these items will be staying at the property once a sale is completed.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

9'10 x 2'10 (3.00m x 0.86m)

Entrance Hall

11'9 x 5'9 (3.58m x 1.75m)

Living Room

15'8 x 12'7 narrowing to 10'2 (4.78m x 3.84m narrowing to 3.10m)

Dining Room

9'3 x 8'6 (2.82m x 2.59m)

Kitchen / Breakfast Room

13'4 x 12'1 narrowing to 10'1 (4.06m x 3.68m narrowing to 3.07m)

Wet Room

7'7 x 5'3 (2.31m x 1.60m)

Conservatory

9'3 x 8'2 (2.82m x 2.49m)

Bedroom One

10'7 x 9'6 (3.23m x 2.90m)

Bedroom Two

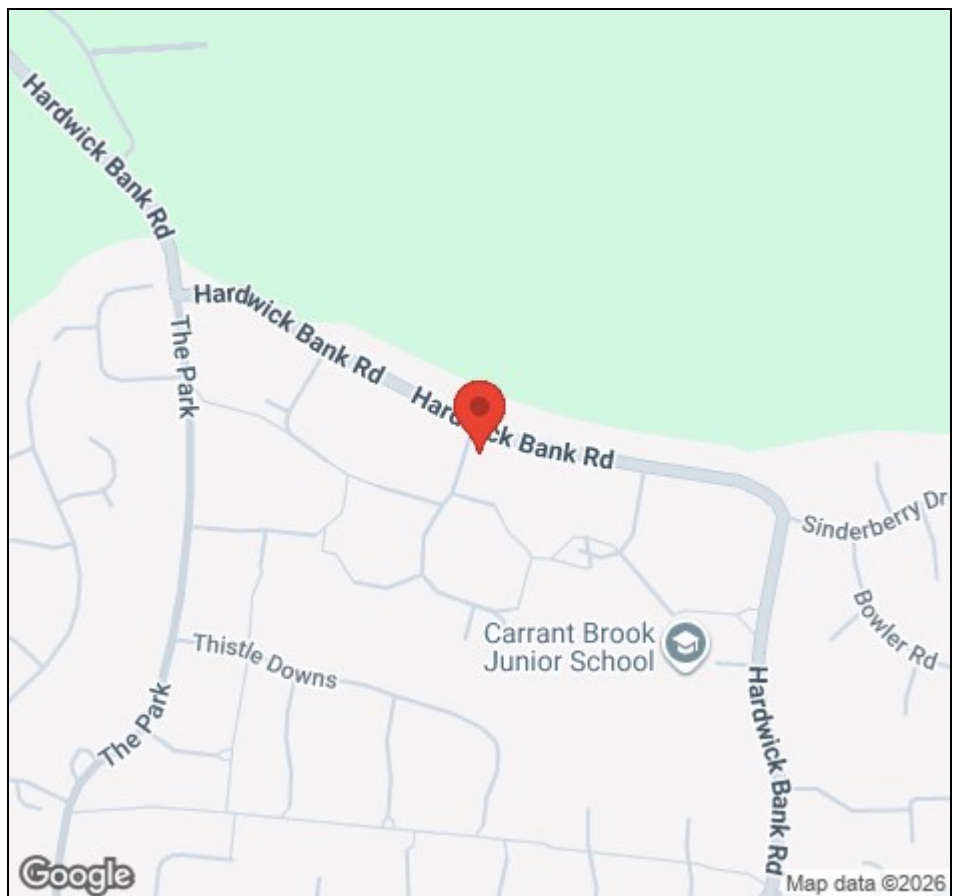
9'5 x 6'9 (2.87m x 2.06m)

Bedroom Three

12'8 narrowing to 6'2 x 9'11 (3.86m narrowing to 1.88m x 3.02m)

Bathroom

8'1 x 5'5 (2.46m x 1.65m)



Viewing strictly by appointment via TAG Sales & Lettings – 01684 275 276

Email: info@tagsalesandlettings.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 Residential Lettings LTD.