



Northway

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**Engall
Castle
.com**

32 Sycamore Road, Northway, Tewkesbury, GL20 8PY

Beautifully presented throughout, this is a spacious semi-detached traditionally built home.

The welcoming hallway leads into the lounge which benefits from a large window overlooking the garden. At the front of the property there is a kitchen/dining room which is fitted with a range of modern wall and base units.

Off the kitchen is a useful utility room with door leading out to the garden.

On the first floor there are three bedrooms and the main bathroom.

The bathroom is fitted with a modern white suite comprising of a p-shaped bath with shower over, a vanity unit with inset wash basin and low level wc.

Outside the garden is arranged with low maintenance in mind. There is a garden shed, patio area and gated side access to the front of the property.



At the front of the house there is a garden lawn and driveway parking.

The property has the advantage of gas fired central heating and upvc double glazed windows and doors.

Northway is a popular residential area on the outskirts of Tewkesbury benefiting from primary school and small range of shops within easy walking distance plus its proximity to Tewkesbury ensures it is an ideal commuter base within easy reach of the motorway and rail networks.

The Tudor town of Tewkesbury has a wealth of shops, leisure, education and health facilities including swimming pool, theatre, hospital and comprehensive school.

Centrally situated between Cheltenham (10 miles), Worcester (18 miles), Gloucester (11 miles) M5 J9 (1.5 miles) Ashchurch Station (2 miles) it is an excellent commuting base.



Ground Floor

Lounge 16'2"x10'11"
Kitchen/dining room 16'x8'6"
Utility Room 6'6"x5'11"

First Floor

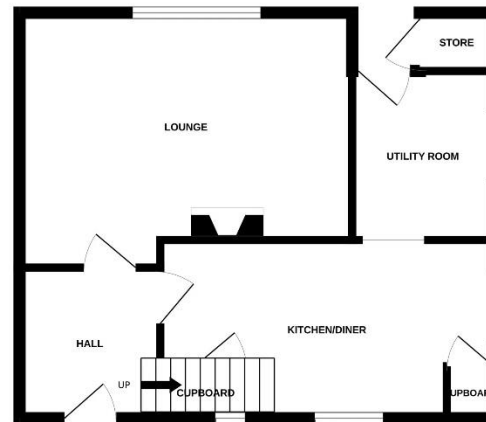
Bedroom 1 12'x10'9"
Bedroom 2 10'10"x10'2"
Bedroom 3 8'11"x8'8"
Bathroom 8'7"x7'4"

Outside

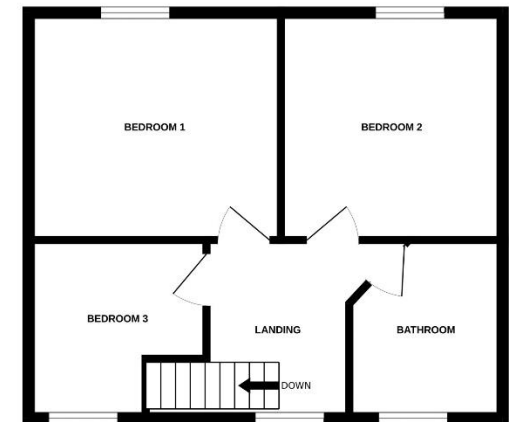
Shed

Tewkesbury Borough Council Tax Band B

GROUND FLOOR



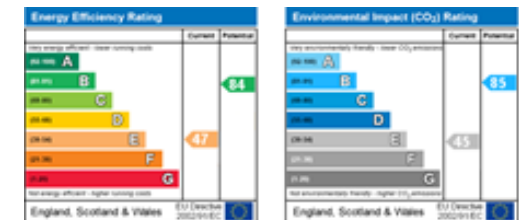
1ST FLOOR



Guide Price £270,000 Freehold

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This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.

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