



Northway

01684 293246



75 Ash Road, Northway, Tewkesbury, GL20 8QA

This is a well presented mid terrace home offering spacious accommodation and located with a real feeling of space around.

Internally the accommodation comprises of a dual aspect lounge/dining room with attractive feature fireplace.

Adjacent is a kitchen which is fitted with a range of wall and base units with a multi fuel range style cooker with extractor over, fridge and dishwasher. There is a door leading out to the rear garden and patio area.

On the first floor there are three good sized bedrooms with the second bedroom benefitting from fitted wardrobes.

The family bathroom comprises of a panel bath with shower over, pedestal wash basin and low level wc.

Outside the west facing rear garden has a large patio and is laid to lawn. There is a large garden shed which has the benefit of power and light.



Gated side access leads to the front of the property where there is a further lawn.

The property has the advantage of a gas combination boiler serving the central heating and hot water.

Northway is an established residential area of Tewkesbury benefitting from its own convenience stores, pub, primary & nursery schools and train station. In addition being 1.5 miles from Tewkesbury it also benefits from the town's excellent amenities.

J9 M5 is less than 1 mile away, and combined with the main line train station, and local bus links makes this an excellent commuter base.

Ground Floor

Lounge/Dining Room 19'10"x10'8" narrowing to 9'1"
Kitchen 11'10" x 7'3"

First Floor

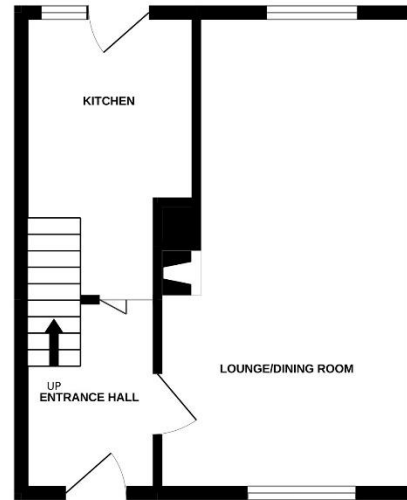
Bedroom 1 12'2"x9'10"
Bedroom 2 8'2"x7'4"
Bedroom 3 8'4"x8'1"(max)
Bathroom 8'x4'6"

Outside

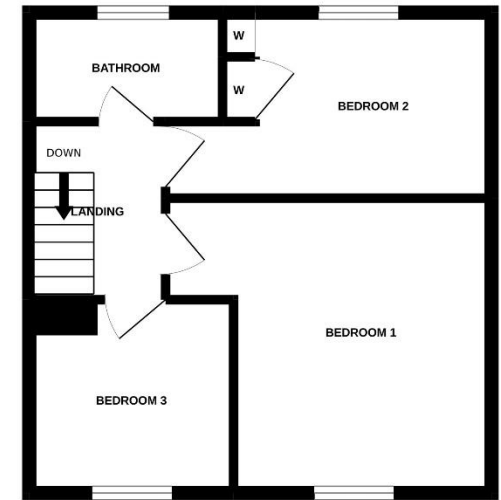
Garden Shed 11'3"x4'9"

Tewkesbury Borough Council Tax Band A

GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.



Guide Price £215,000

Viewing strictly by arrangement with Engall Castle Ltd
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