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ESTATE AGENT
IN QL17-20

Northway

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**Engall
Castle**

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61 Stanford Road, Northway, Tewkesbury, GL20 8QU

This is a great house offering the opportunity to downsize or get on the property ladder. Traditionally built with the advantage of gated side access to the rear garden.

Briefly the accommodation consists of a dual aspect lounge/dining room creating a spacious and light room. Adjacent is a kitchen/breakfast room which is fitted with a range of wall and base units with a glazed door leading into the conservatory.

The integral garage can be accessed via personal door from the kitchen.

On the first floor there are 3 good sized bedrooms and bathroom. The bathroom is fitted with a panel bath with shower over, vanity unit with inset wash basin and low level wc.

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



Outside the rear garden is laid predominantly to lawn with a large patio with a low garden wall. It has a mature hedge at the rear providing a lovely green backdrop and two garden sheds. There is gated side access leading to the front of the property where there is ample off road parking.

Located in the popular area of Northway, it is within easy walking distance of the local shops, primary school and open green areas.

Excellent transport links with Ashchurch Train Station and J9 of the M5 approximate 0.5 miles and the advantage of being on the local regular bus route to Tewkesbury & Cheltenham town centres.

Approximate Distances (Miles)

Tewkesbury Town Centre	2	Birmingham	42
Cheltenham	12	Bristol	48
Gloucester	15	London	120
Worcester	17		

Ground Floor

Lounge/Dining Room 21'7" x 9'6"
 Kitchen/breakfast room 11'4" x 10'10"
 Conservatory 8'9" x 7'6"

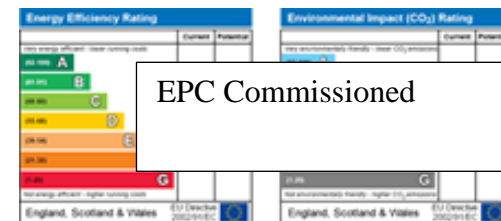
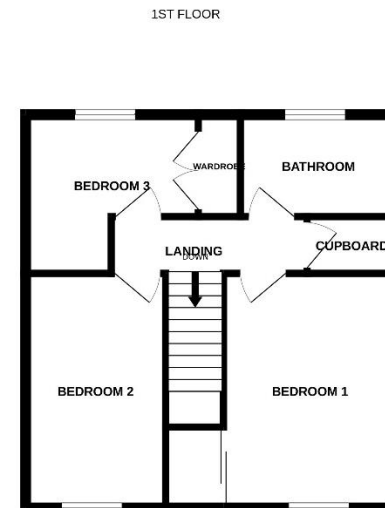
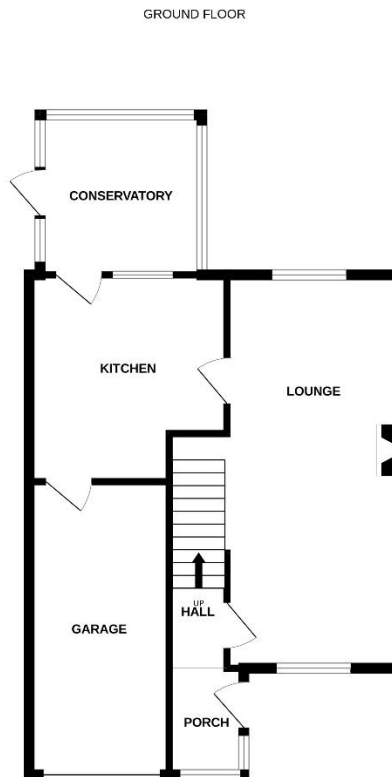
First Floor

Bedroom 1 12'8" x 9'6"
 Bedroom 2 12'9" x 7'9"
 Bedroom 3 9'7" x 8'8" max
 Bathroom 8'7" x 5'7"

Outside

Garage 16'1" x 7'8"
 Driveway Parking
 2x Garden Sheds

Tewkesbury Borough Council Tax Band C



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 £245,000 Freehold

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