



**Northway**

**01684 293246**



## 19 The Park, Northway, Tewkesbury, GL20 8SS

This is a beautifully light and spacious detached home which has been lovingly cared for and presented.

The accommodation briefly comprises of a dual aspect lounge which has the advantage of patio doors out to the garden, a large picture window to the front and for those dark winter evenings the luxury of a log burner within an attractive fire surround. An archway leads through to the dining room.

The kitchen has a door to the side garden and is fitted with a range of wall and base units with an integrated double oven, gas hob and dishwasher.

Adjacent is a useful utility room.

Completing the accommodation on the ground floor is a guest wc.

On the first floor there are four double bedrooms and modern shower room. The main bedroom has the benefit of an ensuite shower room and fitted wardrobes.

The main shower room has the benefit of underfloor and comprises of a vanity unit with inset wash basin, low level wc and walk in shower cubicle.

Outside the rear garden is attractively presented with patio area, lawn, garden shed and there is the advantage of gated side access on both sides of the property.



The front garden is also laid to lawn with a good sized driveway providing ample parking for several vehicles.

There is also access to the garage store.

Throughout the property benefits from upvc double glazing and gas central heating.

Northway is a popular residential area with the benefit of a primary school, local shops, inn and food outlets all within easy walking distance of the property. It is located with easy access to the train station and motorway network, making it an ideal commuter base.

Tewkesbury town centre is less than 2 miles away and linked by cycle and pedestrian pathways and its wealth of shops, eateries, leisure facilities, The Roses Theatre, a newly built hospital and medical centre,

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

1ST FLOOR

**Ground Floor**

Lounge	22'x11'4"
Dining Room	9'2"x9'
Kitchen	11'11"x7'10"
Utility	8'3"x7'10"
Guest wc	

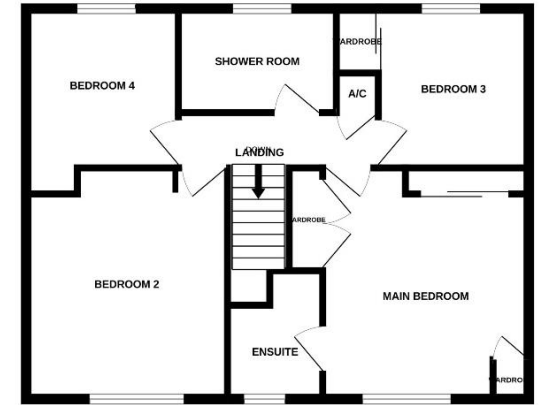
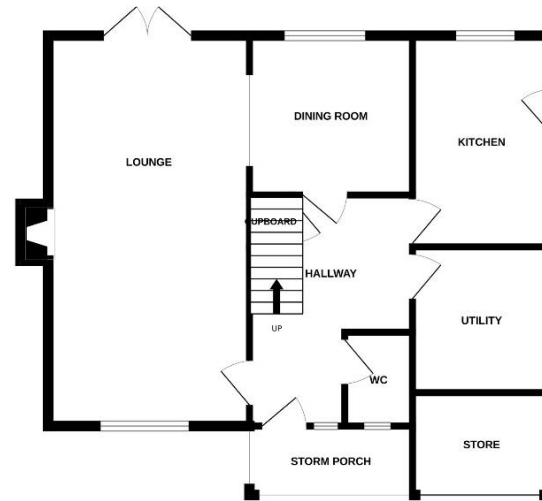
**First Floor**

Bedroom 1	12'9"x11'6"max
Ensuite	5'9"x5'8"
Bedroom 2	12'9"x11'7"max
Bedroom 3	9'x8'6"
Bedroom 4	9'1"x8'7"
Shower Room	8'11"x5'10"

**Outside**

Garage Store  
Garden Shed

**Tewkesbury Borough Council Tax Band E**



**Guide Price £445,000 Freehold**

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Band	Score	Band	Score
A	91-100	A	1-10
B	81-90	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	21-38	F	51-60
G	1-20	G	61-70
Average		Average	
England, Scotland & Wales		England, Scotland & Wales	

EPC Commissioned

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.

**Agents Note**

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