



ESTATE AGENT
IN GL17-20

Northway

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**Engall
Castle**
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26 Sycamore Road, Northway, Tewkesbury, GL20 8PZ

This semi detached house has been loved and cared for and now presents as a light and spacious home.

The accommodation briefly comprises of a lounge with attractive fireplace housing a gas coal effect fire. Patio doors lead into the conservatory at the rear of the property with patios doors out to the garden.

At the front of the property there is a dual aspect kitchen/dining room which is fitted with a range of modern wall and base units with an integrated electric hob with extractor over and double electric oven.

A door from the kitchen leads into a useful utility room with door into the rear garden.

On the first floor there are three good sized bedrooms and the bathroom. The bathroom is fitted with a panel bath, pedestal wash basin and low level wc. In the airing cupboard is the modern gas water heater.

The property has the advantage of double glazed windows.



Approached at the front via a gated driveway providing ample parking and covered carport parking. A gate leads into the rear garden which is laid to lawn with patio area and various garden sheds.

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.

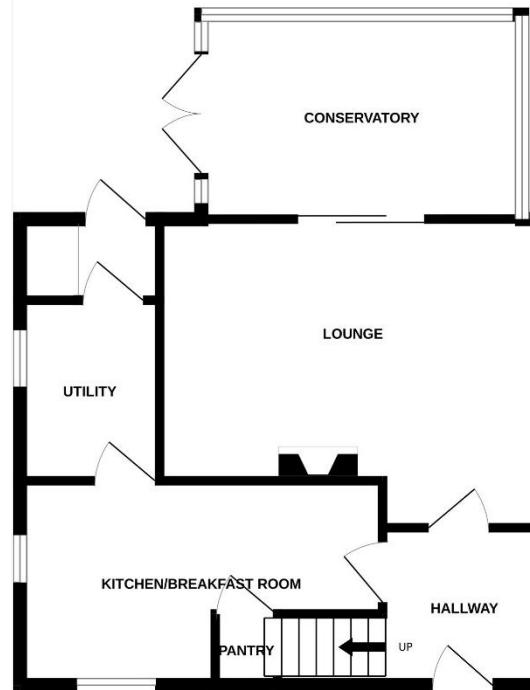
The Tudor town of Tewkesbury has a wealth of shops, leisure, education and health facilities including swimming pool, theatre, hospital and comprehensive school.

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

Ground Floor

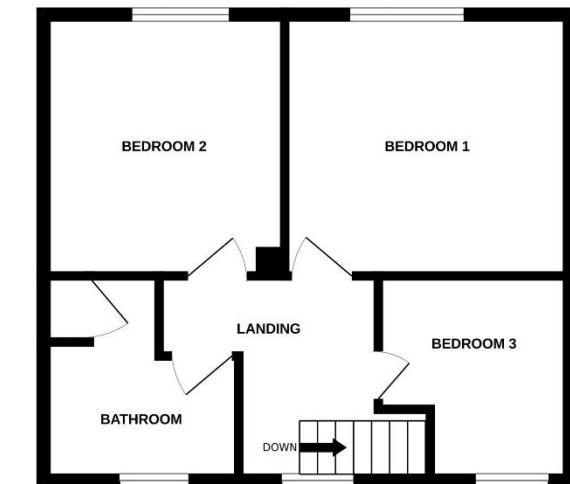
Lounge	16'1" x 9'4" (min)
Kitchen/dining room	8'6" x 16'1" (max L shaped)
Utility	6'7" x 5'9"
Conservatory	13'4" x 8'7"



1ST FLOOR

First Floor

Bedroom 1	11'10" x 10'11"
Bedroom 2	10'10" x 10'3"
Bedroom 3	8'11" x 8'7"
Bathroom	7'6" x 8'6" (max L shaped)



Outside

Garden Sheds

Tewkesbury Borough Council Tax Band B



Guide Price £225,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd

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