



BRITISH
PROPERTY
AWARDS
2017 - 2019

★★★★★
GOLD WINNER

ESTATE AGENT
IN GL17-20

Northway

01684 293246

**Engall
Castle**
.com

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 patio 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

1ST FLOOR

Ground Floor

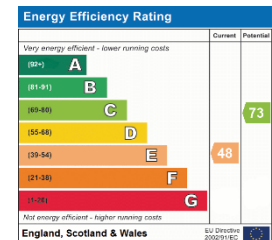
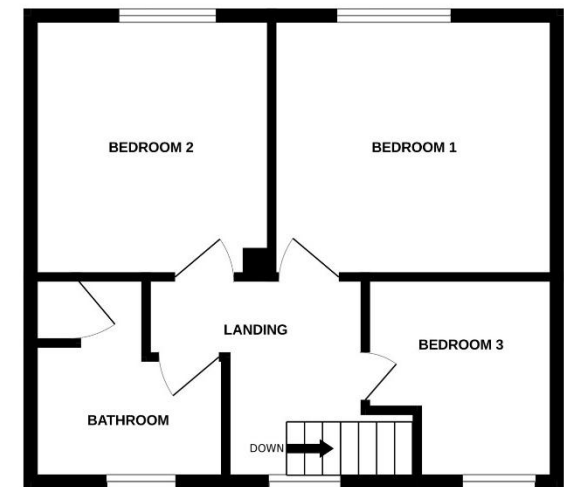
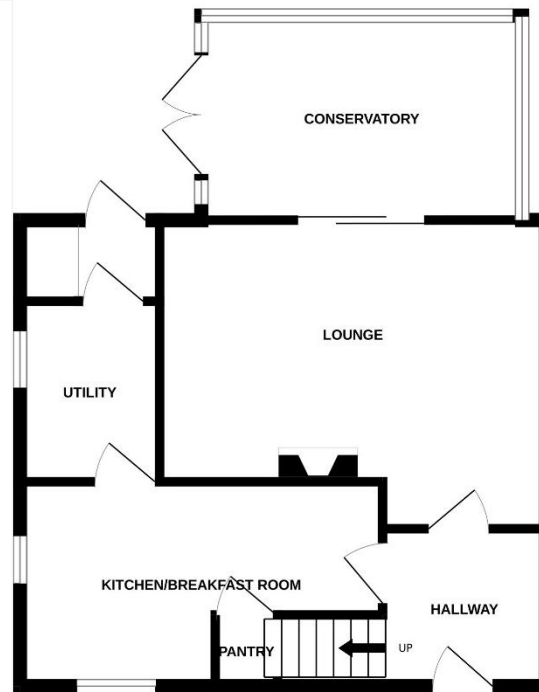
Lounge	16'1"x9'4"(min)
Kitchen/dining room	8'6"x16'1" (max L shaped)
Utility	6'7"x5'9"
Conservatory	13'4"x8'7"

First Floor

Bedroom 1	11'10"x10'11"
Bedroom 2	10'10"x10'3"
Bedroom 3	8'11"x8'7"
Bathroom	7'6"x8'6" (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**

155 High Street Tewkesbury Gloucestershire GL20 5JP

Office hours: Mon – Fri 9am to 5.30pm, Sat 9am to 2pm

email: sales@engallcastle.com**01684 293 246****www.engallcastle.com**

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**

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services equipment, fittings or central heating systems have not been tested and no warranty is given or implied by Engall Castle Ltd that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures and fittings or other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and should not be relied upon for the purposes of fitting carpets or furniture etc. These property details and all statements within this document are provided without responsibility on behalf of Engall Castle Ltd or its employees or representatives and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.

