



BRITISH  
PROPERTY  
AWARDS  
2017 - 2019  
★★★★★  
GOLD WINNER

ESTATE AGENT  
IN GL17-20

**Northway**

**01684 293246**

**Engall  
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## 57 Hawthorn Way, Northway, Tewkesbury, GL20 8TQ

Always popular this area of Northway is a sought after location being ideal for first time buyers, investors and downsizers alike.

This home is beautifully presented inside and out, having been lovingly cared for by the current owners.

The accommodation briefly comprises, an attractively presented kitchen, fitted with a range of wall and base units with work top over with window looking out to the front garden. At the rear there is a good sized living room with glazed door out to the rear garden.

On the first floor there are two double bedrooms with a family bathroom. The bathroom is fitted with a white suite comprising vanity unit with wash basin, low level wc and panel bath with shower over.



Outside the rear garden is delightful having been landscaped with low maintenance in mind with raised beds, attractive patio areas and garden shed. There is the advantage of gated access to the rear of the property where there is private parking for several vehicles.

Additional off road parking is available on the gravel area at the front of the property.

The property has the benefit of Worcester Bosch combination central heating boiler which has the benefit of 8 years remaining on the warranty.

Situated on the northern edge of Northway just off Hardwick Bank Road it is in close proximity to open countryside walks and local convenience stores, and being within 2 miles of the centre of Tewkesbury it also benefits from the town's wealth of facilities, There is a regular bus service into Tewkesbury and Cheltenham.

Both the M5 and rail station at Ashchurch are easily accessible making it an ideal commuter base.



### Ground Floor

Lounge/Dining Room 15' 9" x 11' 9"  
Kitchen 8'2" x 7'3"

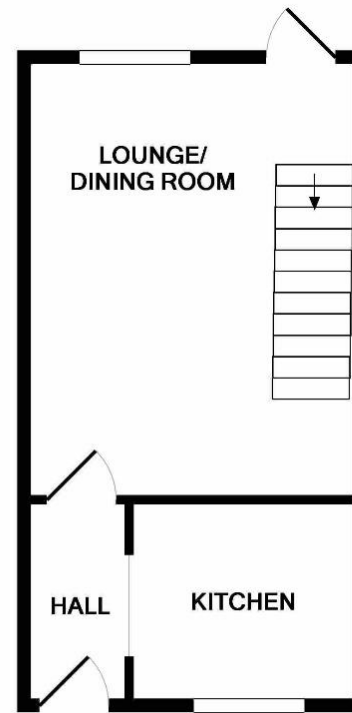
### First Floor

Bedroom 1 10'4" x 8'8"  
Bedroom 2 10'11" x 6'8"  
Family Bathroom 6'2" x 4'9"

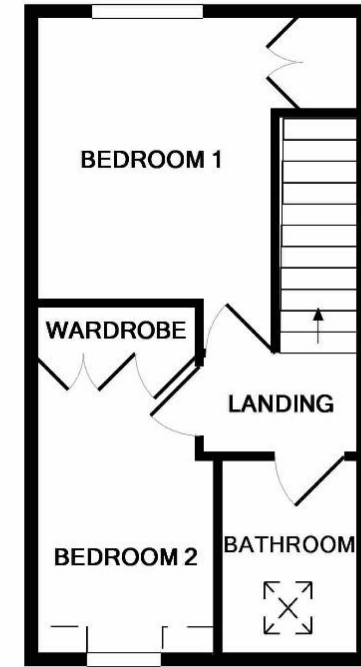
### Outside

Off Road Parking for several vehicles  
Garden Shed

**Tewkesbury Borough Council Tax Band B**



GROUND FLOOR



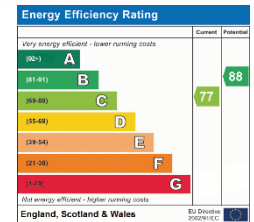
1ST FLOOR



**Guide Price £195,000 Freehold**

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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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