



**Northway**

**01684 293246**



## 18 Hopyard, Northway, Tewkesbury, GL20 8RR

Located within a popular area of Northway this is a three bedroom semi detached house with the advantage of having gated side access, a garage and driveway parking.

The accommodation briefly comprises of an entrance porch providing the perfect place for coats and shoes and leads through a door into the lounge/dining room. This room is spacious with patio doors off the dining area leading out to the garden.

Adjacent is the kitchen which is fitted with a range of kitchen units with space and plumbing for a washing machine and benefits from a glazed door out to the garden.

On the first floor there are three good sized bedrooms together with a shower wet room which comprises of a level walk in shower, pedestal wash basin and low level wc.

Outside the front of the property has a small lawn with planted borders, driveway parking and access to the single garage which has the benefit of power and light.



There is gated side access to the rear garden which is laid to lawn with patio area and mature planted borders.

The rear garden is lovely, being south facing it enjoys a sunny aspect and is laid to lawn with planted borders and patio.

Gated side access leads to the front of the property where there is ample driveway parking and access to the single garage which has power and light.

The property has the advantage of double glazed windows and doors.

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 an excellent regular bus service.

## Ground Floor

Lounge/dining room 20'3"x12'4" max  
Kitchen 8'6"x6'9"

## First Floor

Bedroom 1 11'9"x8'8" (to wardrobes)  
Bedroom 2 11'6"x8'8" (incl stair bulk head)  
Bedroom 3 8'10"x6'4"  
Family Bathroom 6'5"x5'11"

## Outside

Single Garage

## Outside

Single Garage  
Gated side access

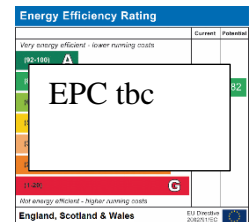
**Tewkesbury Borough Council Tax Band C**



**Guide Price £225,000**

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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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