



Northway

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**Engall
Castle
.com**

9 Hawthorn Way, Northway Tewkesbury, GL20 8TQ

This is a beautifully presented home offering light and spacious modern accommodation.

The accommodation briefly comprises of a contemporary styled kitchen which is fitted with a range of modern wall and base units which include an integrated electric oven and induction hob. A breakfast bar connects the kitchen with the open plan lounge/dining room creating an open and social feel to the ground floor.

Two sets of patio doors open out to the rear garden and covered patio area, offering great space to create an "outdoor room".

From the lounge stairs lead up to the first floor where there are two bedrooms and the shower room.

The shower room again is contemporary styled with a modern walk in shower, wall hung vanity unit with wash basin, heated towel rail, low level wc.

Outside the rear garden is attractively presented and benefits from a covered patio area, further patio area, lawn and garden shed.

At the front of the property there is a low maintenance garden and allocated parking for two vehicles.

Northway is a popular residential area of the town benefitting from its own local convenience stores, primary school and easy access to the train station, J9 of the M5 and the soon to be opened Designer Outlet Centre.

Tewkesbury itself is a thriving market town offering a wealth of excellent eateries, leisure facilities, new hospital and medical centre, The Roses Theatre, Abbey and range of independent shops.

With motorway, train and good public transport links, it is an excellent commuter base.

Approximate distances (miles):

Cheltenham	9	Birmingham	53
Gloucester	13	Bristol	48
Worcester	16	London	120



Ground Floor

Open Plan Living room 23'1"x11'9"
Kitchen Area 8'1"x7'2"

First Floor

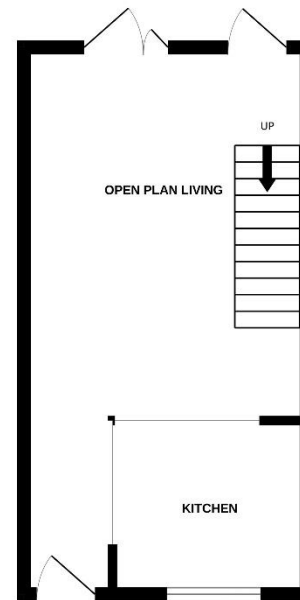
Bedroom 1 10'4" x 8'8"
Bedroom 2 10'11" x 6'8"
Shower Room 6'2" x 4'9"

Outside

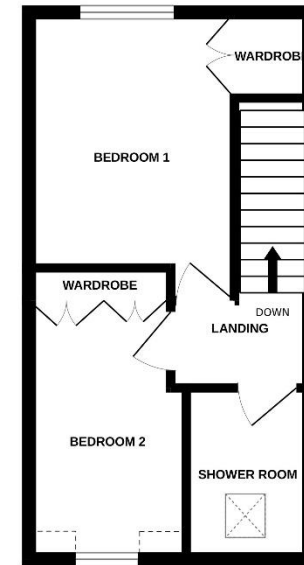
Garden
Allocated parking

Tewkesbury Borough Council Tax Band B

GROUND FLOOR



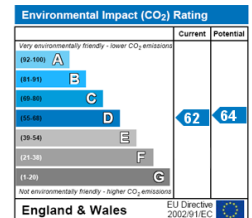
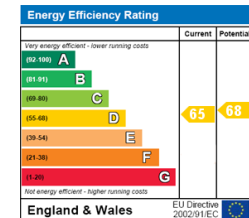
1ST FLOOR



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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