



ESTATE AGENT  
IN GL17-20

**Northway**

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**Engall  
Castle**  
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# 31 Grange Court, Northway, Tewkesbury, GL20 8TE

This is a delightful freehold property which offers an excellent opportunity for downsizing, first time buyers and the investment buyer.

The property is modern and well-presented throughout and with No Chain is ready to move straight into.

An entrance porch leads into the property and through to an open plan living space with a modern kitchen at the rear. The kitchen is fitted with a range of wall and base units with a gas cooker and fridge.

On the first floor there is a double bedroom and bathroom. The bathroom has a panel bath with shower over, pedestal wash basin and low level wc.

Outside the garden is laid predominantly to lawn with patio area and garden shed. At the front the garden is paved providing off road parking.



The property benefits from gas central heating and upvc double glazed windows and doors.

Northway has the benefit of with its own primary school, small parade of convenience shops, community centre and park all within easy walking distance of the property.

Just 1.5 miles to the East of Tewkesbury it also benefits from the town's wealth of health, leisure, education and shopping amenities and with easy access to the motorway and rail links it is an excellent commuter base.

### Ground Floor

Entrance Porch	11'11" x 11'11"
Living Room	11'11" x 6'7"
Kitchen	

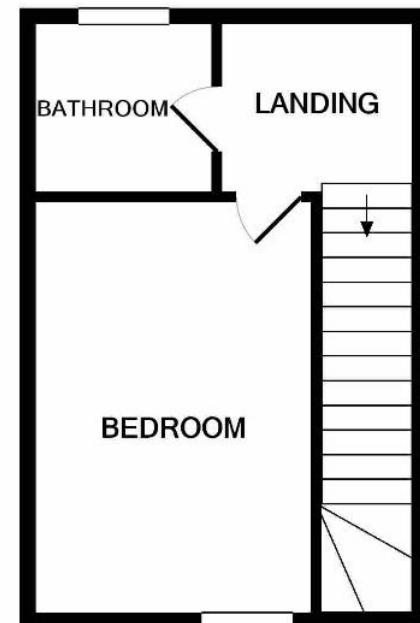
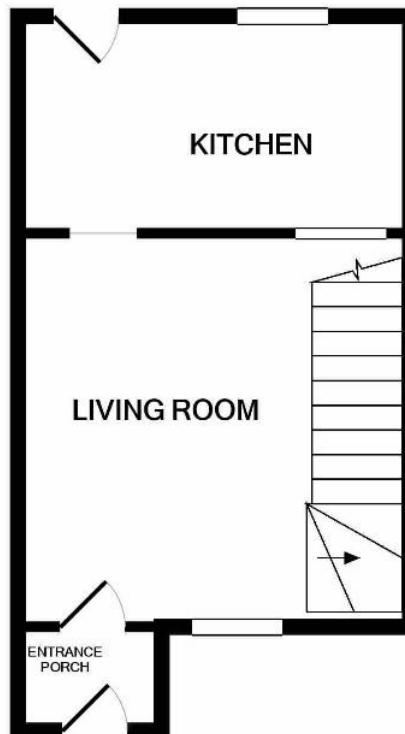
### First Floor

Bedroom 1	12'10" x 8'9"
Bathroom	5'9" x 5'6"

### Outside

Garden  
Driveway Parking

Tewkesbury Borough Council Tax Band A



1ST FLOOR



## Guide Price £160,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd  
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