



Engall Castle  
**FOR SALE**  
01684 293 246



BRITISH  
PROPERTY  
AWARDS

2017 - 2019  
★★★★★

GOLD WINNER

ESTATE AGENT  
IN GL17-20

**Northway**

**01684 293246**

**Engall  
Castle**  
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## 20 Hardwick Bank Road, Northway, Tewkesbury, GL20 8RP

A well presented detached home in the popular area of Northway offering light and spacious accommodation.

Inside, a welcoming hallway greets visitors and a door leads into a good sized lounge which benefits from an attractive fire surround.

Off the lounge is the dining room which overlooks the rear garden and links to the kitchen.

The kitchen is fitted with a range of wall and base units.

On the first floor there are three bedrooms and the main shower room.

The shower room is fitted with a shower cubicle, pedestal wash basin and low level wc.

Outside to the side is an attached garage which benefits from power and light and a personal door into the rear garden.



The rear garden is laid predominantly to lawn with mature hedge, patio area and gated side access to the front.

At the front there is ample driveway parking, access to the garage and a lawn with attractive planted borders.

Located within easy walking distance of local convenience shops, the train station, primary and nursery schools it is an ideal location, with Tewkesbury town centre and its excellent amenities less than 2 miles away.

With nearby bus links, train station and Junction 9 of the M5 making it an excellent commuter base.

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

Lounge	16'8"x13'4"
Dining Room	8'7"x8'5"
Kitchen	10'8"x8'4"
WC	

## First Floor

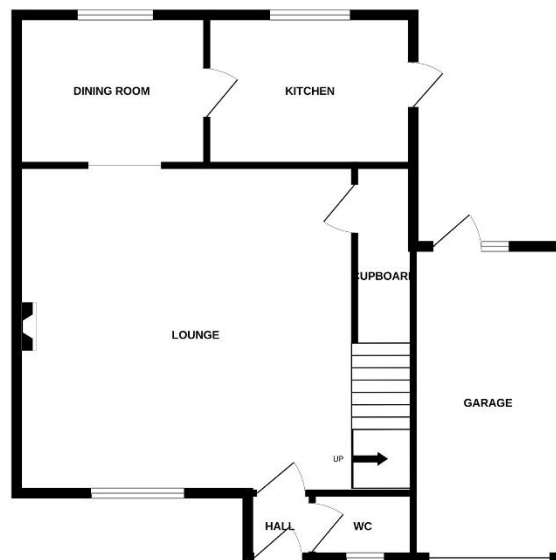
Bedroom 1	12'11"x8'4"
Bedroom 2	11'6"x9'10"
Bedroom 3	8'6"x6'2"
Shower Room	6'7"x6'2"

## Outside

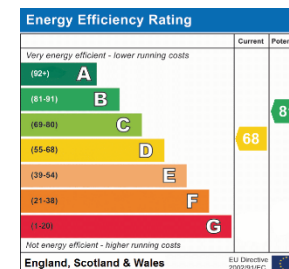
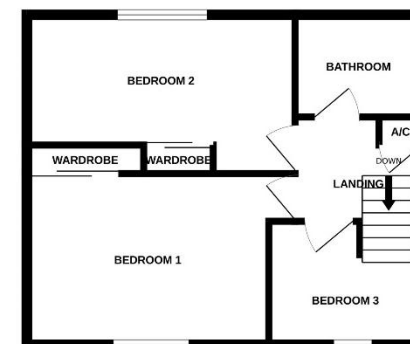
Garage	17'5"x8'4"
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**Tewkesbury Borough Council Tax Band D**

GROUND FLOOR



1ST FLOOR



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.



**Guide Price £315,000 Freehold**

**Viewing strictly by arrangement with Engall Castle Ltd**  
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