



# tag



## SALES & LETTINGS



**56 Hawthorn Way, Tewkesbury, GL20 8TQ**  
**Asking Price £190,000**

**Tewkesbury:** The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



TAG Residential Lettings Limited. Registered in England No. 05783882  
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 90        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

## Situation

Northway is ideally located with good links to junction 9 of the M5 motorway within walking distance of the railway station, local shops, pharmacy and primary schools. It is on a regular bus route to Cheltenham (located 9 miles away) and to Tewkesbury.

The historic market town of Tewkesbury is located on 2.5 miles away and boasts a variety of Shops, Cafes and Restaurants. It further benefits from a Leisure Centre, Theatre and Library.

## PROPERTY SUMMARY

**NO ONWARD CHAIN**

End Terrace

Two Bedrooms

Bathroom

Living Room

Parking for multiple vehicles

Gas Central Heating

Council tax B

Great Investment



### **Description**

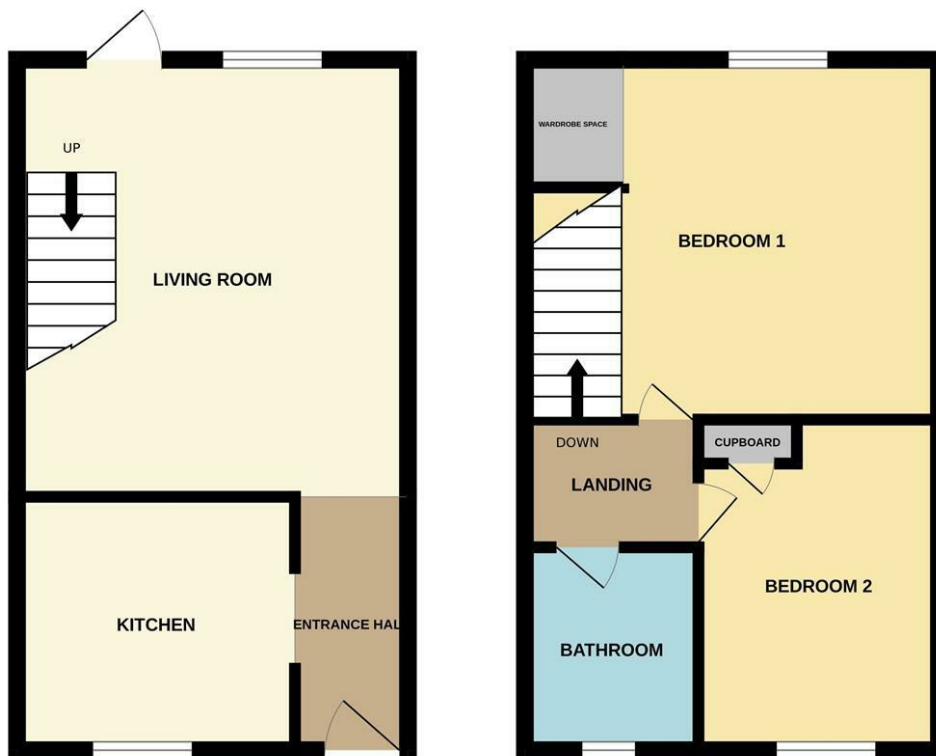
Nestled in the area of Northway, Tewkesbury, this end terrace house on Hawthorn Way presents an excellent opportunity for both first-time buyers and savvy investors alike. With two well-proportioned bedrooms, this property is ideal for those looking to step onto the property ladder or expand their investment portfolio.

Upon entering, you will find Kitchen and Living room and a door that leads out to a modest yet inviting enclosed garden, which is low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep.

Additionally, the house offers parking for multiple vehicles, a rare find in many urban settings, ensuring convenience for residents and guests alike.

Don't miss your chance to view.





Whilst every attempt has been made to ensure the accuracy of the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### **Kitchen**

8'0' x 7'2' (2.44m' x 2.18m')

### **Living Room**

15'8' x 11'10' (4.78m' x 3.61m')

### **Bedroom One**

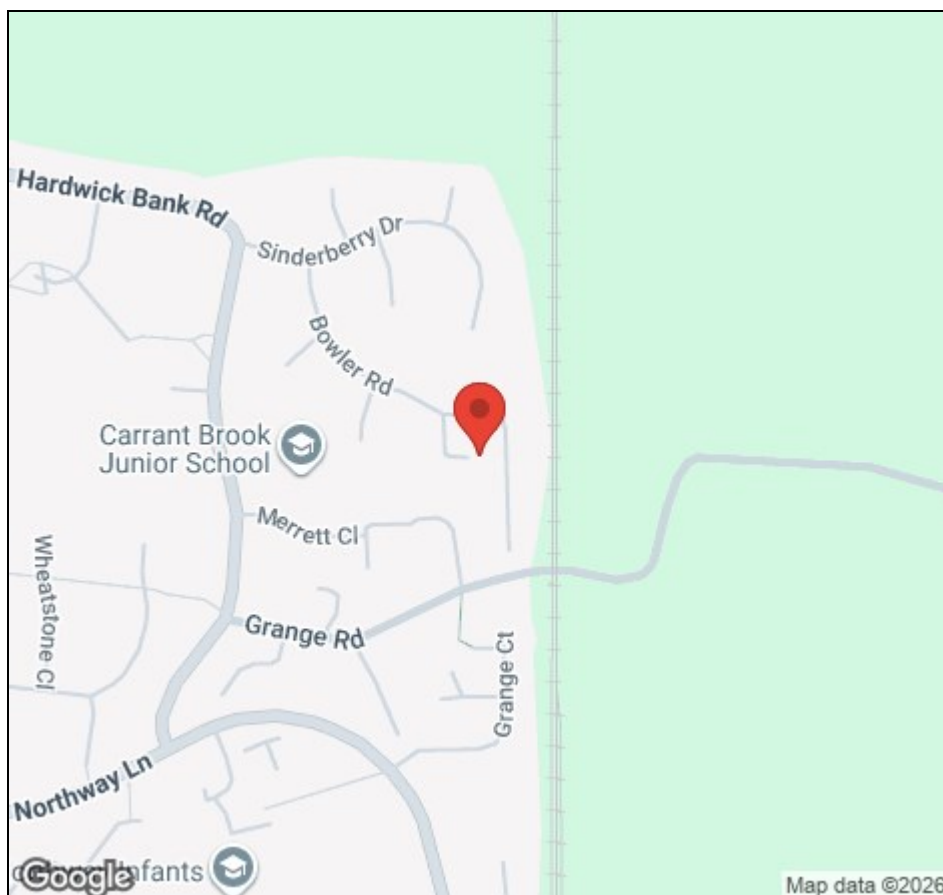
12'6' x 6'10' (3.81m' x 2.08m')

### **Bedroom Two**

10'5' x 8'9' (3.18m' x 2.67m')

### **Bathroom**

8' x 4'10' (2.44m x 1.47m)



Viewing strictly by appointment via TAG Sales & Lettings – 01684 275 276

Email: [info@tagsalesandlettings.co.uk](mailto:info@tagsalesandlettings.co.uk)

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.

All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.

P Gregory & V Davis trading as TAG Residential Lettings LTD.