



 **54 Hawthorn Way, Northway**

Tewkesbury

£200,000

54 Hawthorn Way

Northway, Tewkesbury

A TWO Bedroom Terraced House with REFITTED Kitchen, REFITTED Shower Room and is situated in a CUL-DE-SAC Location

Accommodation comprises of Entrance Hall, Kitchen, Lounge Diner, Two Bedrooms and Shower Room.

Further benefits include UPVC Double Glazing, Gas Radiator Central Heating and OFF ROAD PARKING

A property of this nature will be high demand from First Time Buyer and Investment Buyers alike so an early appointment to view comes highly recommended to avoid disappointment

Property for sale through Michael Tuck Agents. Approximate potential rental value of £1195pcm, please contact Michael Tuck Lettings In Gloucester for more details

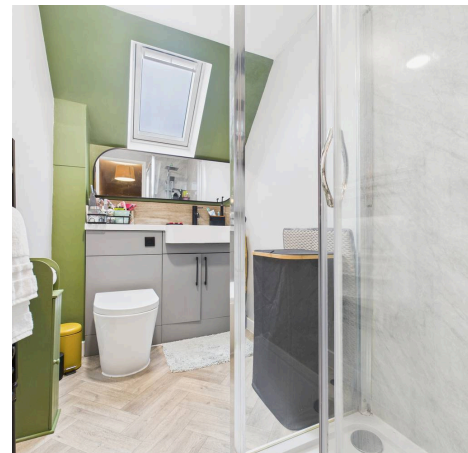
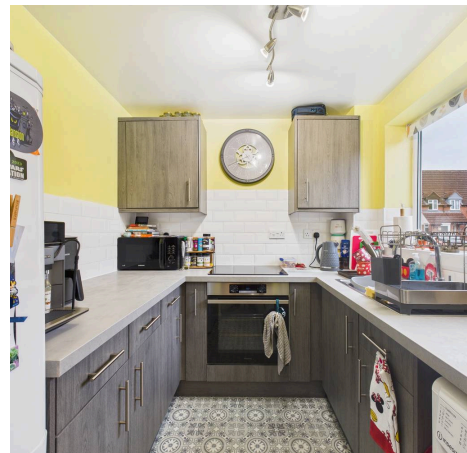
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Terraced House
- Cul-De-Sac Location
- Two Bedrooms
- Lounge Diner
- Refitted Kitchen
- Refitted Shower Room
- Energy Rating C72
- Off Road Parking To Rear



Entrance Hall

7' 2" x 3' 7" (2.19m x 1.10m)

Lounge Diner

15' 7" x 11' 11" (4.75m x 3.64m)

Refitted Kitchen

8' 0" x 7' 2" (2.45m x 2.18m)

Landing

5' 7" x 2' 9" (1.70m x 0.85m)

Master Bedroom

10' 3" x 8' 10" (3.12m x 2.68m)

Bedroom Two

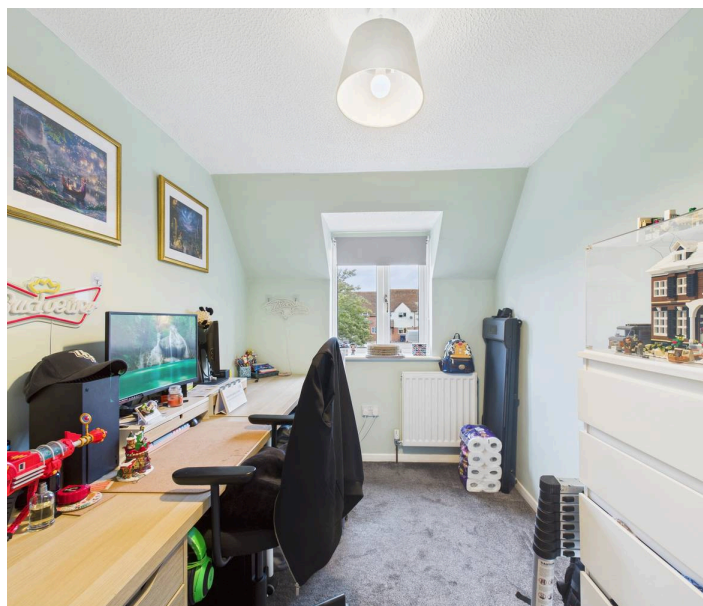
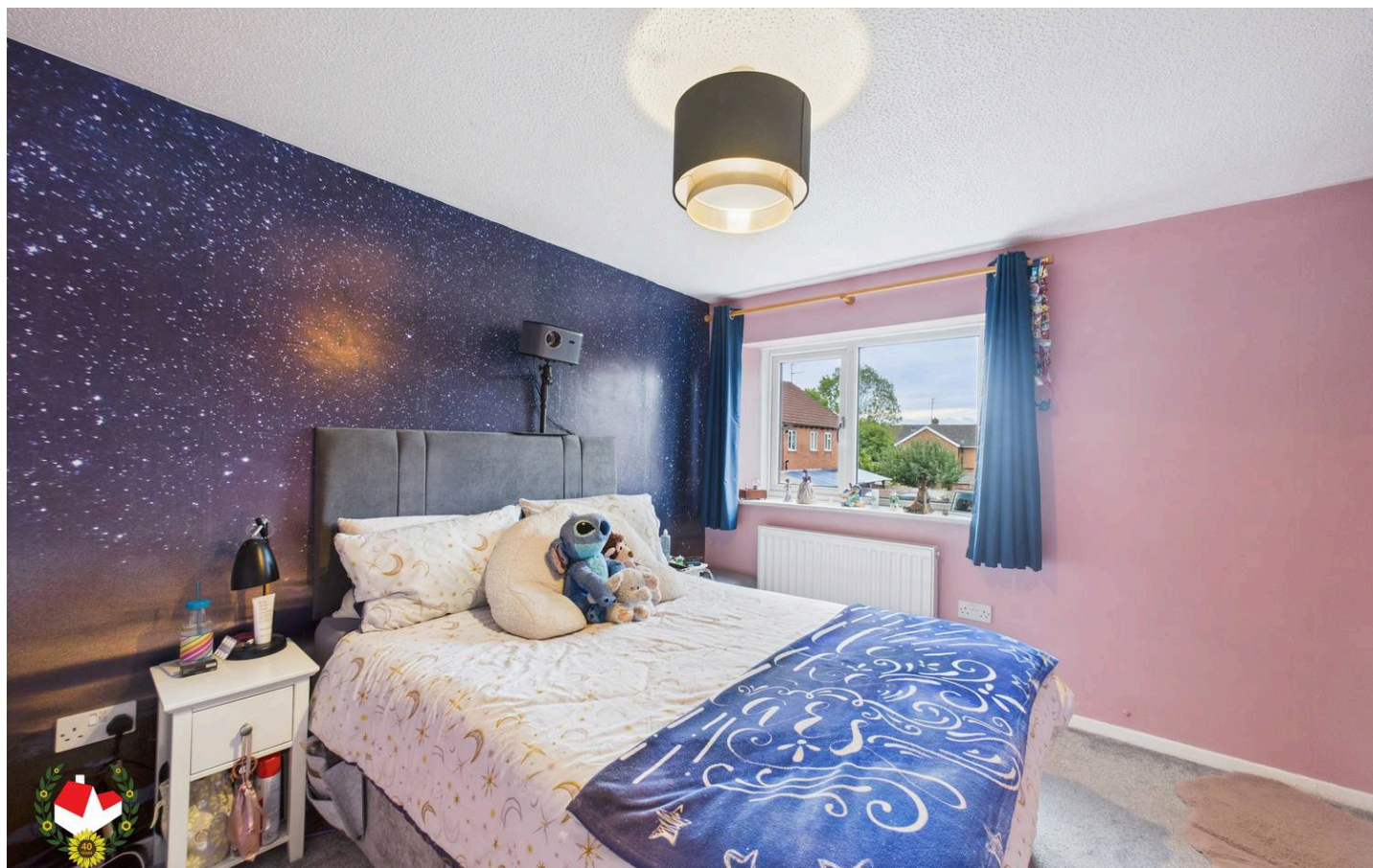
12' 4" x 6' 10" (3.77m x 2.09m)

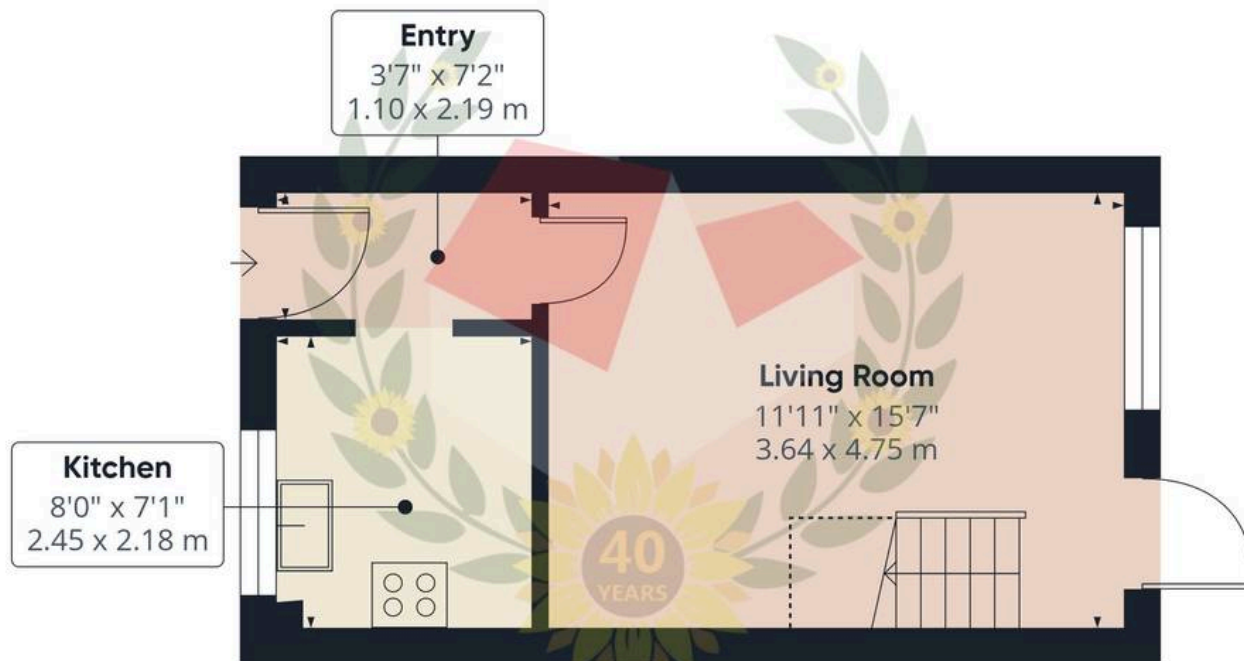
Refitted Shower Room

8' 2" x 4' 11" (2.49m x 1.49m)

Additional Information

Gas - Mains, Electric - Mains, Water - Mains





Ground Floor



Floor 1

Approximate total area⁽¹⁾

519 ft²

48.2 m²

Reduced headroom

15 ft²

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Michael Tuck Quedgeley

1 School Lane, Quedgeley - GL2 4PJ

01452 543200 • estates.quedgeley@michaeltuck.co.uk • www.michaeltuck.co.uk/



Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.