



**54 Hawthorn Way, Northway**

Tewkesbury

In Excess of **£190,000**



# 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

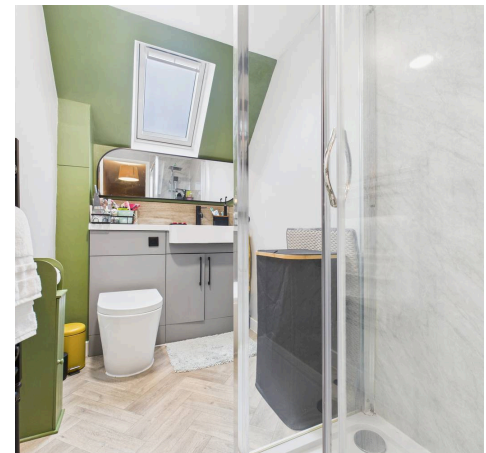
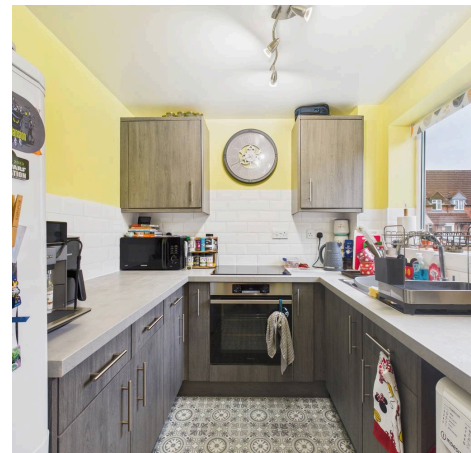
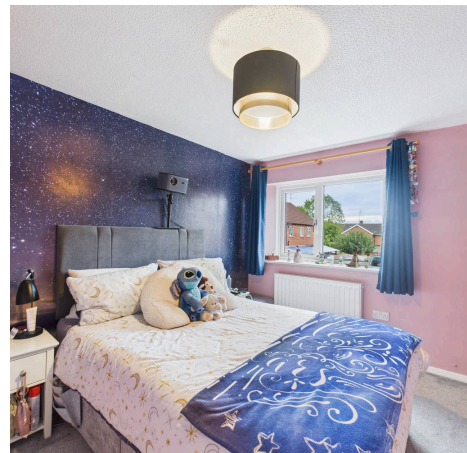
Council Tax band: B

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**

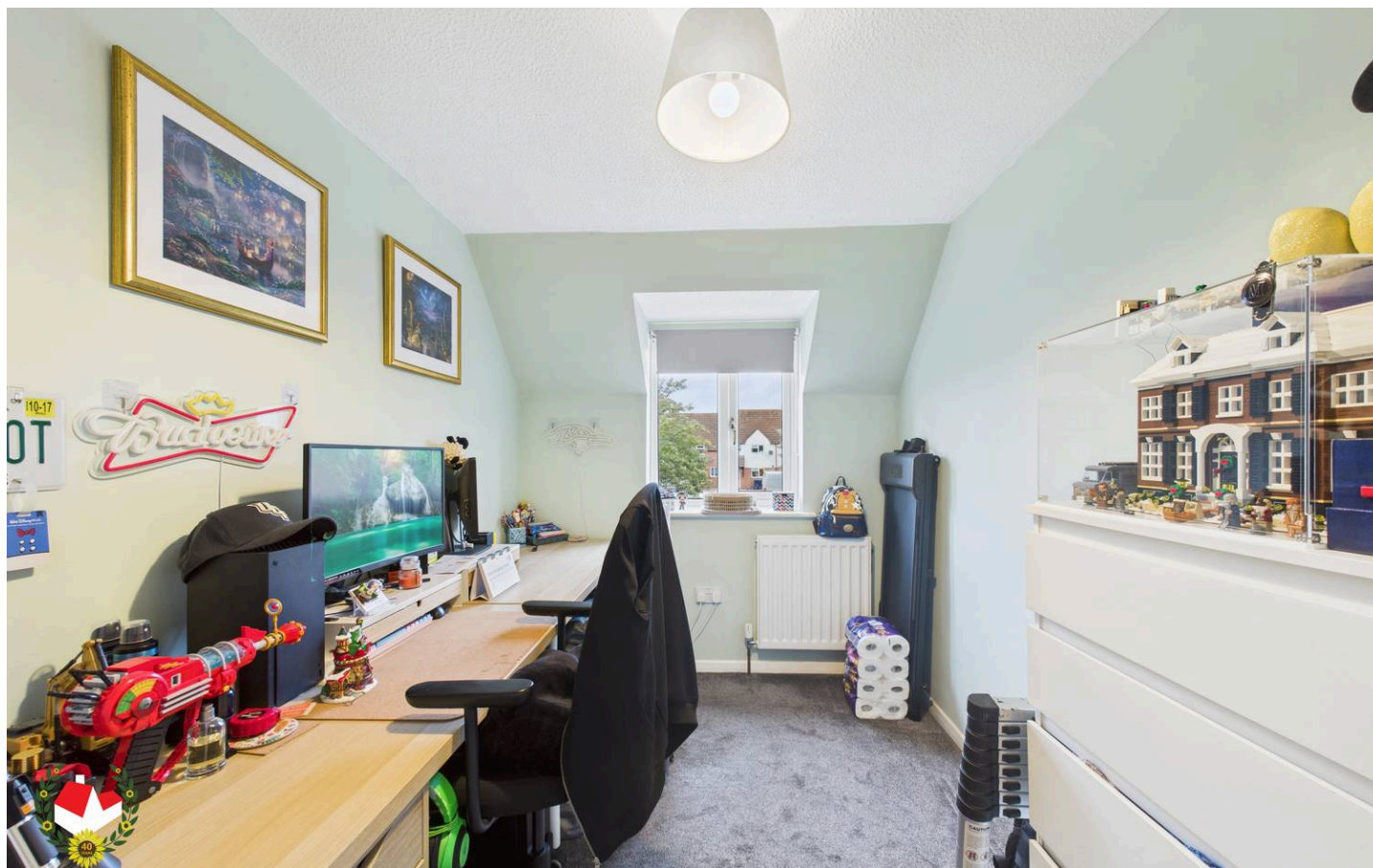
8' 2" x 4' 11" (2.49m x 1.49m)

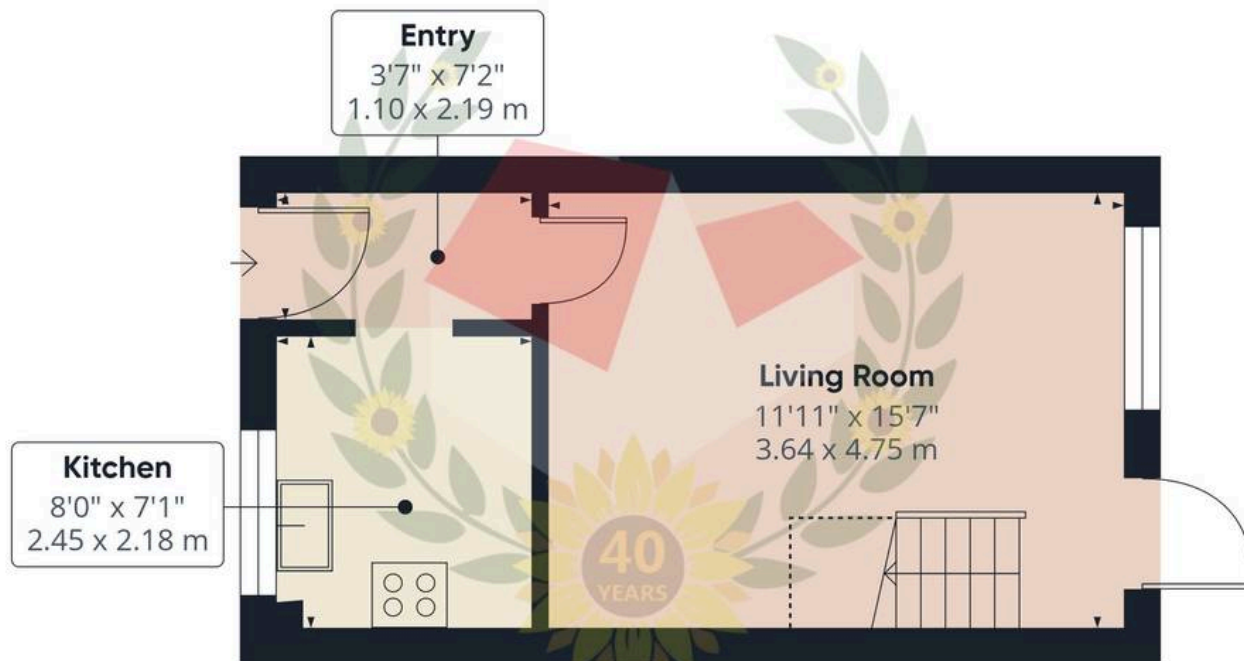
**Additional Information**

Gas - Mains,

Electric - Mains,

Water - Mains





Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

519 ft<sup>2</sup>

48.2 m<sup>2</sup>

**Reduced headroom**

15 ft<sup>2</sup>

1.4 m<sup>2</sup>

(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 Tewkesbury

4 Columbine Road, Walton Cardiff – GL20 7SP

01684 642642 • [estates.tewkesbury@michaeltuck.co.uk](mailto:estates.tewkesbury@michaeltuck.co.uk) • [www.michaeltuck.co.uk](http://www.michaeltuck.co.uk)



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