



MICHAEL TUCK
ESTATE & LETTING AGENTS



21 Howard Close, Tewkesbury

Tewkesbury

Guide Price **£245,000**



21 Howard Close

Tewkesbury

- Three Bedrooms
- Lounge and Separate Dining Room
- Kitchen
- Family Bathroom
- Driveway Parking for Several Vehicles
- EPC C71
- Rear Garden
- Cul-De-Sac Location
- Well Maintained & Presented throughout

21 Howard Close

Tewkesbury

We at Michael Tuck are delighted to bring to the market a beautifully modern, **READY TO LIVE IN, THREE BEDROOM, TERRACED** property in the popular location of the **COMMUNITY DRIVEN Northway** estate.

This property is excellent for **WORK FROM HOME PROFESSIONALS** or **YOUNG GROWING FAMILIES**, the flexibility the property provides allows for creativity and imagination in its usage. The ground floor includes a bright well equipped Kitchen backing onto the Rear Garden, a family sized Dining Room with cupboard storage, and a modern Living Room with **FRENCH DOORS** for rear garden access. The first floor comes equipped with **3 BEDROOMS** all of decent size and cupboard storage included within the Bedroom One. The **FAMILY BATHROOM** is light and inviting and the landing is wide and open, providing upstairs storage within an airing cupboard at the end of the hall. The downstairs hallway has potential for **EXTRA STORAGE** with a small recess near the front door for car keys or dog leads.

The property is perfect for multiple car families providing **DRIVEWAY PARKING** and **OFF-STREET PARKING** if needed, great for when guests come to stay. The rear garden offers a paved tile patio providing a beautiful space for BBQ's or entertaining guests along side a grassed area, perfect for children and pets. The head height fencing and evergreen hedging blends in seamlessly against the patio, allowing for **AMPLE PRIVACY** whilst still providing a light welcoming space.



Entrance Hall

Dining Room

17' 3" x 7' 9" (5.26m x 2.36m)

Living Room

21' 2" x 8' 11" (6.46m x 2.72m)

Kitchen

11' 0" x 8' 3" (3.35m x 2.52m)

First Floor Landing

Bedroom One

12' 8" x 9' 7" (3.85m x 2.91m)

Bedroom Two

12' 7" x 7' 10" (3.84m x 2.40m)

Bedroom Three

12' 7" x 6' 6" (3.83m x 1.98m)

Family Bathroom

7' 8" x 5' 5" (2.33m x 1.64m)

Additional Information

Gas - Mains

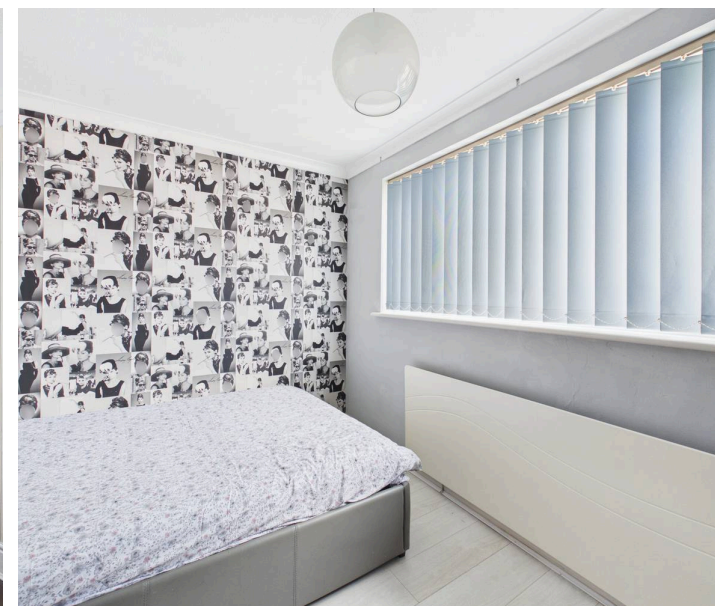
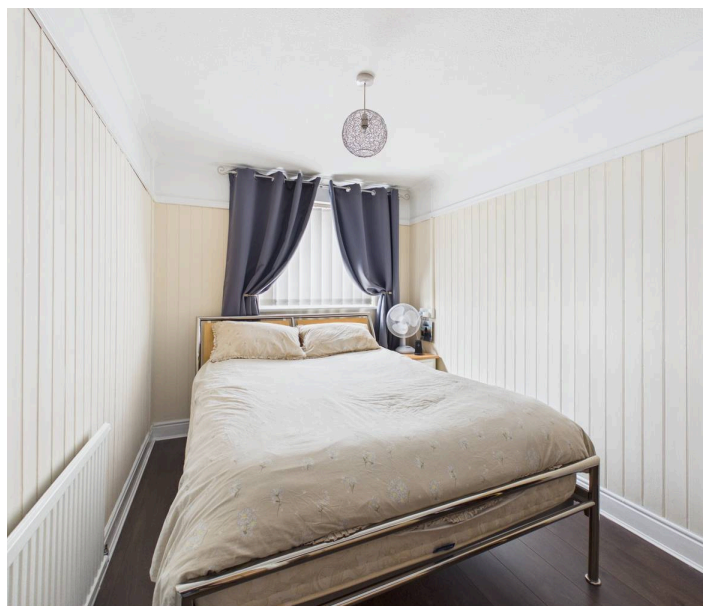
Electricity - Solar

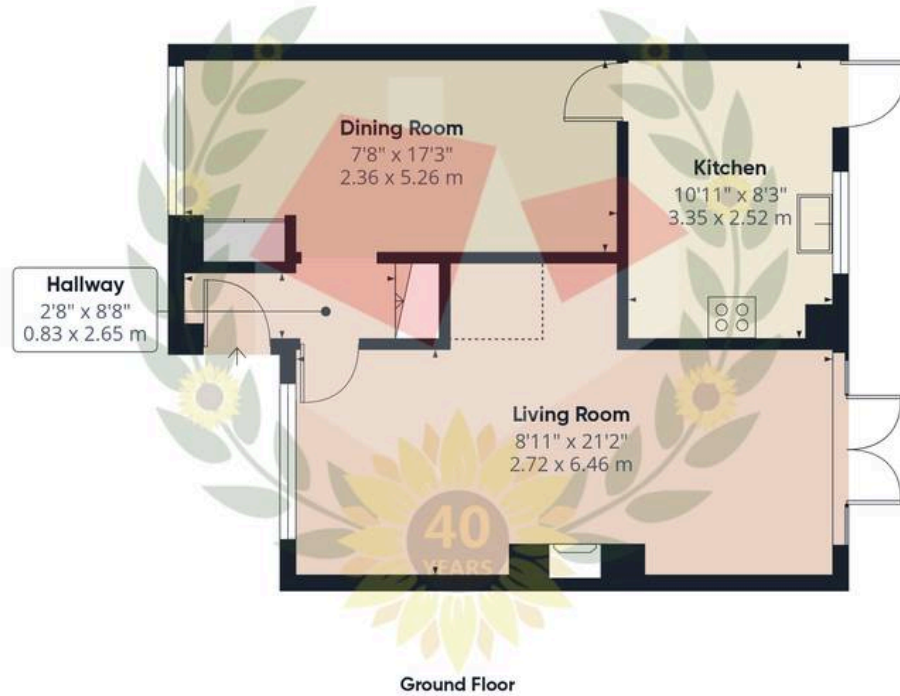
Water & Sewerage - Mains

Broadband- Fibre to premises

Agents Note

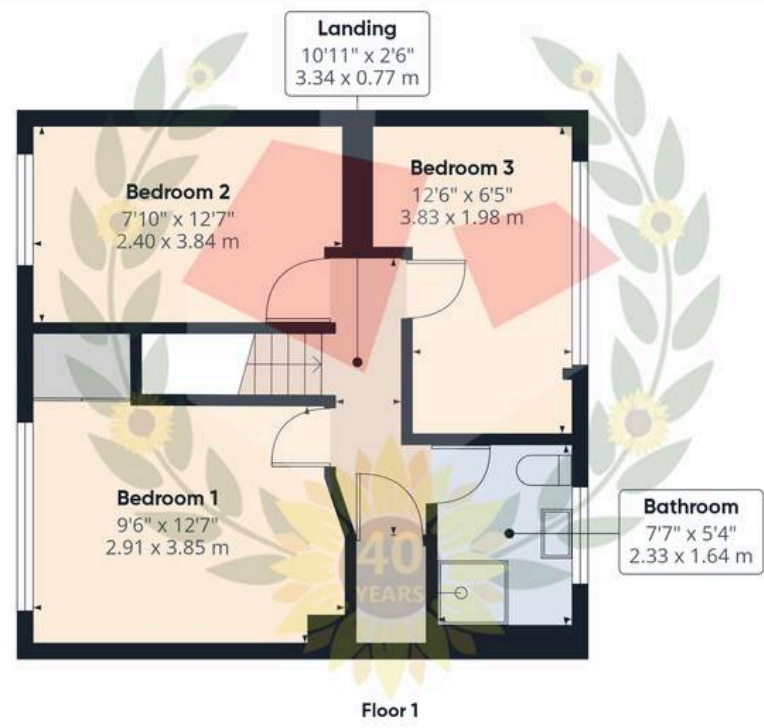
Solar Panels tied to Deeds with c.10 years left on lease





Approximate total area⁽¹⁾
862 ft²
80.2 m²

Reduced headroom
10 ft²
1 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 Tewkesbury

4 Columbine Road, Walton Cardiff – GL20 7SP

01684 642642 • estates.tewkesbury@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.