



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



 **8 Warren Road, Northway**

Tewkesbury

Offers Over £280,000

# 8 Warren Road

## Tewkesbury

Situated in the Parish of Northway is a THREE/FOUR Bedroom End Terraced with 21' Lounge, an EXTENDED 20' Kitchen Diner and a Large Rear Garden backing onto Northway PLAYING FIELDS, providing easy access for dog walkers and nature lovers alike.

Ground Floor comprises of an Entrance Hall, Lounge, a bright and welcoming Extended Kitchen and Bedroom FOUR, whilst to the First Floor are THREE Further bedrooms and a FAMILY BATHROOM.

Further benefits include UPVC Double Glazing, Gas Radiator Central Heating and being in close proximity to local amenities and key transport routes.

Externally is a block paved driveway for THREE Cars and a DETACHED Garage allowing for ample storage.

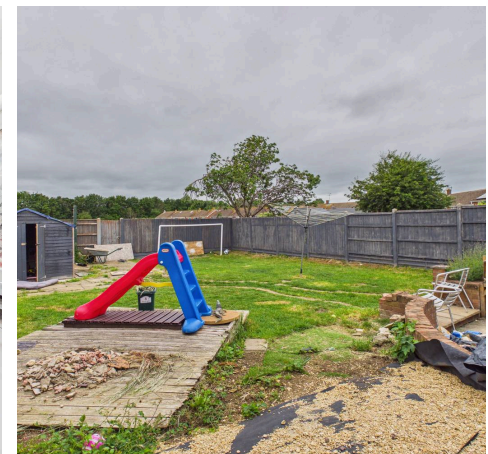
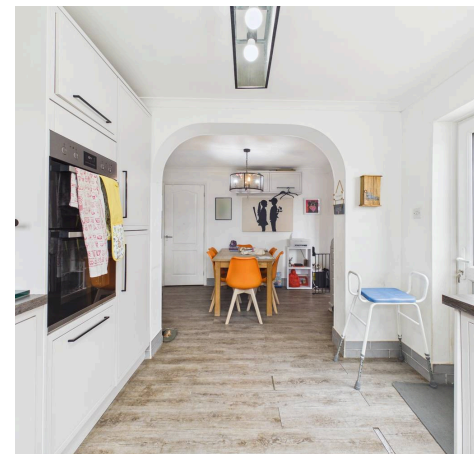
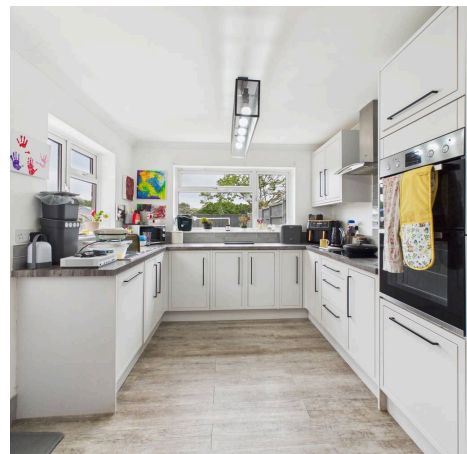
Call 01684 642642 To View!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C; EPC Environmental Impact Rating: C

- Three/Four Bedrooms
- End Terraced House
- Lounge Diner
- Extended Kitchen
- Family Bathroom
- UPVC Double Glazing & Gas Radiator Central Heating
- Large Rear Garden Backing Onto Playing Fields
- Detached Garage & Off Road Parking
- EPC Rating TBC



**Hallway**

8' 11" x 2' 11" (2.71m x 0.89m)

**Lounge**

21' 3" x 12' 7" (6.48m x 3.84m)

**Extended Kitchen Diner**

19' 11" x 9' 6" (6.08m x 2.89m)

**Bedroom Four**

12' 2" x 7' 5" (3.72m x 2.27m)

**Landing**

8' 4" x 2' 8" (2.55m x 0.82m)

**Bedroom One**

11' 6" x 9' 6" (3.51m x 2.90m)

**Bedroom Two**

10' 11" x 7' 10" (3.32m x 2.38m)

**Bedroom Three**

10' 0" x 6' 6" (3.06m x 1.97m)

**Bathroom**

8' 3" x 7' 9" (2.51m x 2.35m)

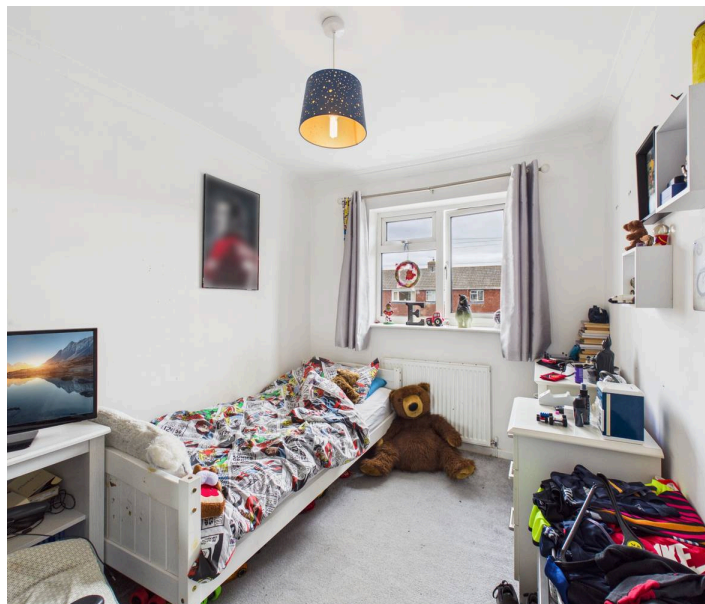
**Additional Information**

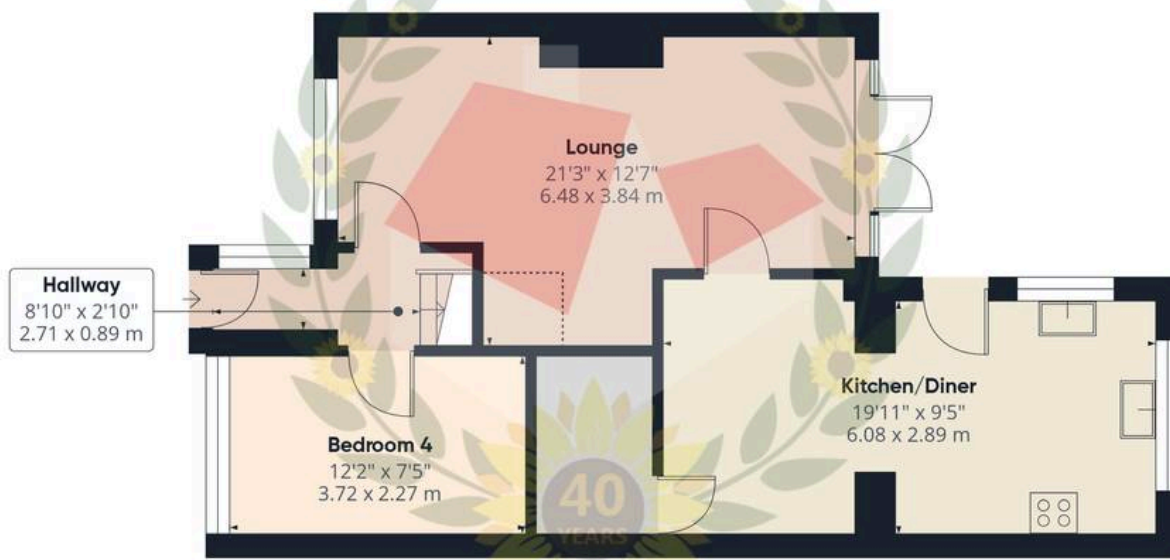
Gas & Electric - Mains

Water & Sewerage - Mains

**Agents Note:**

Currently looking at an November/December 2026 completion subject to the owners onward purchase New Build being ready.





Ground Floor



Floor 1



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

975 ft<sup>2</sup>  
90.4 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>  
0.8 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.

GIRAFFE 360



## Michael Tuck Tewkesbury

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