



# tag



## SALES & LETTINGS



**6 Lapwing Close, Tewkesbury, GL20 8TN**  
**Asking Price £354,950**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(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

Detached House

Lounge

Kitchen/Dining Room

Downstairs W.C

Three Bedrooms

En Suite Shower Room & Bathroom

UPVC Double Glazing

Gas Central Heating

Council Tax Band B





## Description

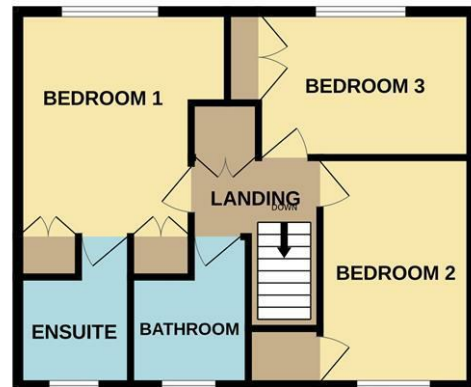
**\*\* NEW PRICE \*\*** This three-bedroom detached house is offered for sale with no onward chain and situated in a cul-de-sac and is conveniently located within easy walking distance of local amenities and easy access to Junction 9 of the M5

The accommodation begins with a welcoming entrance hall and a downstairs cloakroom. The kitchen and dining room, located at the front and back of the house, feature French doors that open out to the garden. The living room also boasts double doors which lead into the conservatory.

Upstairs, there are three **DOUBLE** bedrooms, all providing plenty of storage. The master bedroom comes with its own en-suite shower room, and a separate family bathroom completes this floor.

The front of the house features a driveway offering off-road parking and access to a garage. Gated pedestrian access takes you to the rear garden, which is primarily laid to lawn.

Don't miss out on this fantastic family opportunity—book your viewing today!



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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### Living Room

17'00 x 11'04 (5.18m x 3.45m)

### Kitchen/Dining Room

21'01 x 7'09 (6.43m x 2.36m)

### WC

4'11 x 2'11 (1.50m x 0.89m)

### Conservatory

9'04 (max) x 7'05 (max) (2.84m (max) x 2.26m (max))

### Bedroom 1

9'00 x 12'04 (2.74m x 3.76m)

### En Suite

6'02 x 6'01 (1.88m x 1.85m)

### Bedroom 2

8'04 x 12'06 (2.54m x 3.81m)

### Bedroom 3

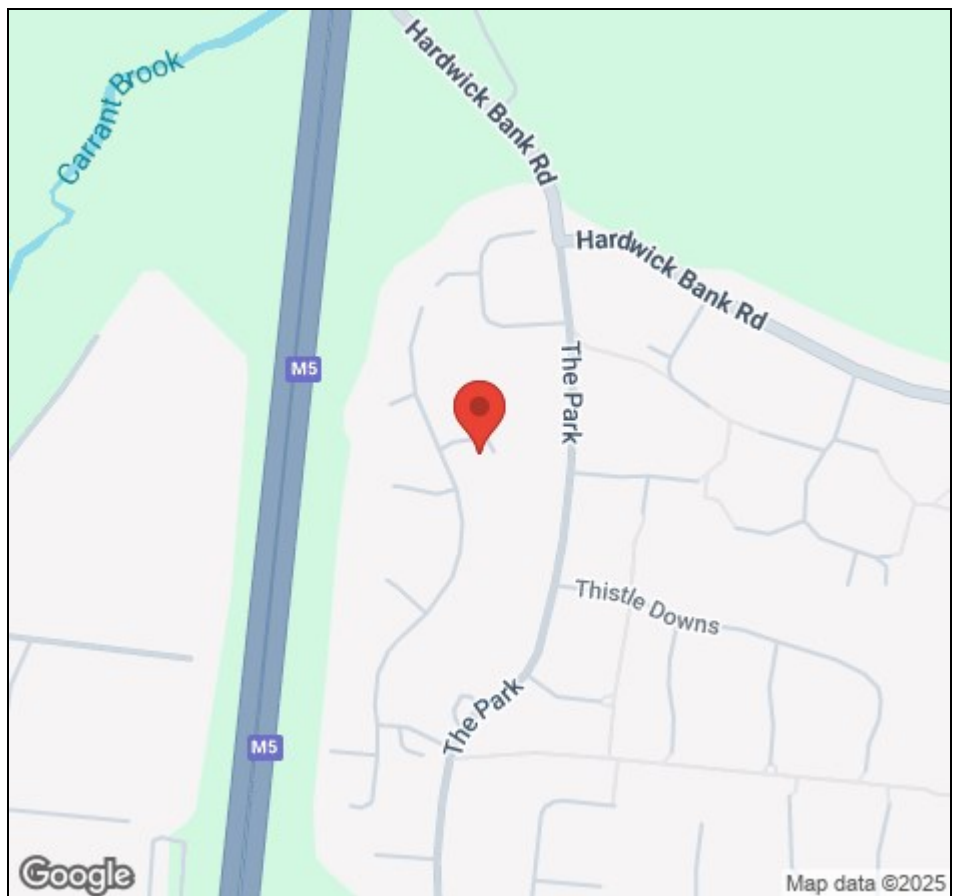
11'08 x 8'00 (3.56m x 2.44m)

### Bathroom

6'06 x 6'02 (1.98m x 1.88m)

### Garage

8'04 x 16'02 (2.54m x 4.93m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: [info@tagestateagents.co.uk](mailto:info@tagestateagents.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.