



tag



SALES & LETTINGS



5 Wagtail Drive, Tewkesbury, GL20 8SU
Asking Price £255,000

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TAG Residential Lettings Limited. Registered in England No. 05783882
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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

Semi Detached House

Lounge Dining Room

Kitchen

Downstairs WC

Three Bedrooms

Shower Room

Garage

UPVC Double Glazing & Gas Central Heating

Council Tax Band C



Description

TAG Sales & Lettings are pleased to present this three-bedroom semi-detached home located at the end of a quiet cul-de-sac in the residential area of Northway. This property is offered for sale with no onward chain.

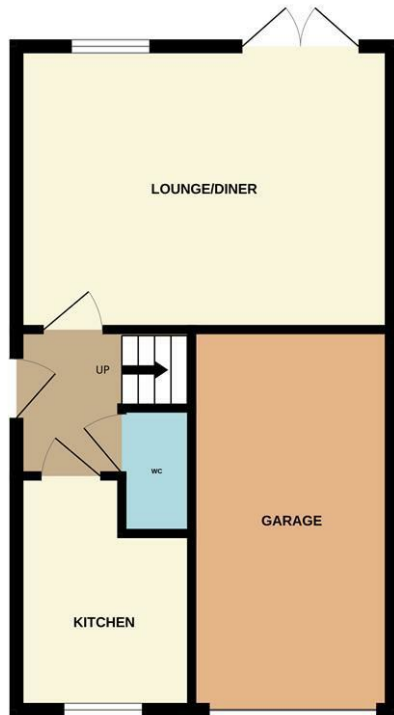
Upon entering, you will find a downstairs cloakroom and a fitted kitchen off the entrance hall. The spacious lounge and dining room feature French doors that open into the garden.

Upstairs, there are three bedrooms: two doubles and one single. The master bedroom includes built-in double wardrobes. A separate shower room completes this floor.

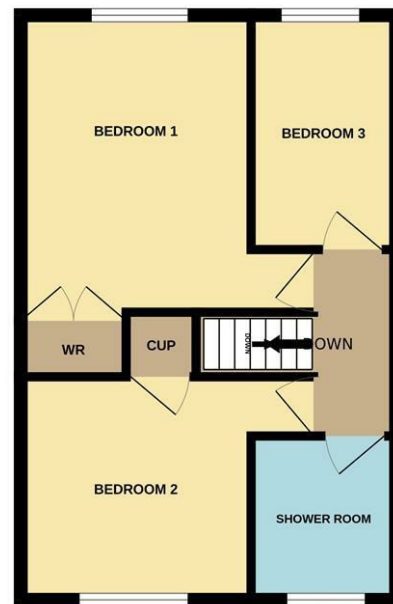
Additional highlights of the property include a block-paved driveway that provides ample off-road parking, an integrated single garage equipped with power and lighting, and well-maintained rear gardens.

Don't miss out—book your viewing now!

GROUND FLOOR



1ST FLOOR



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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Lounge/Diner

15'06 x 11'07 (4.72m x 3.53m)

Kitchen

7'07 x 7'06 (2.31m x 2.29m)

WC

2'8 x 4'10 (0.81m x 1.47m)

Bedroom 1

9'07 x 12'00 (2.92m x 3.66m)

Bedroom 2

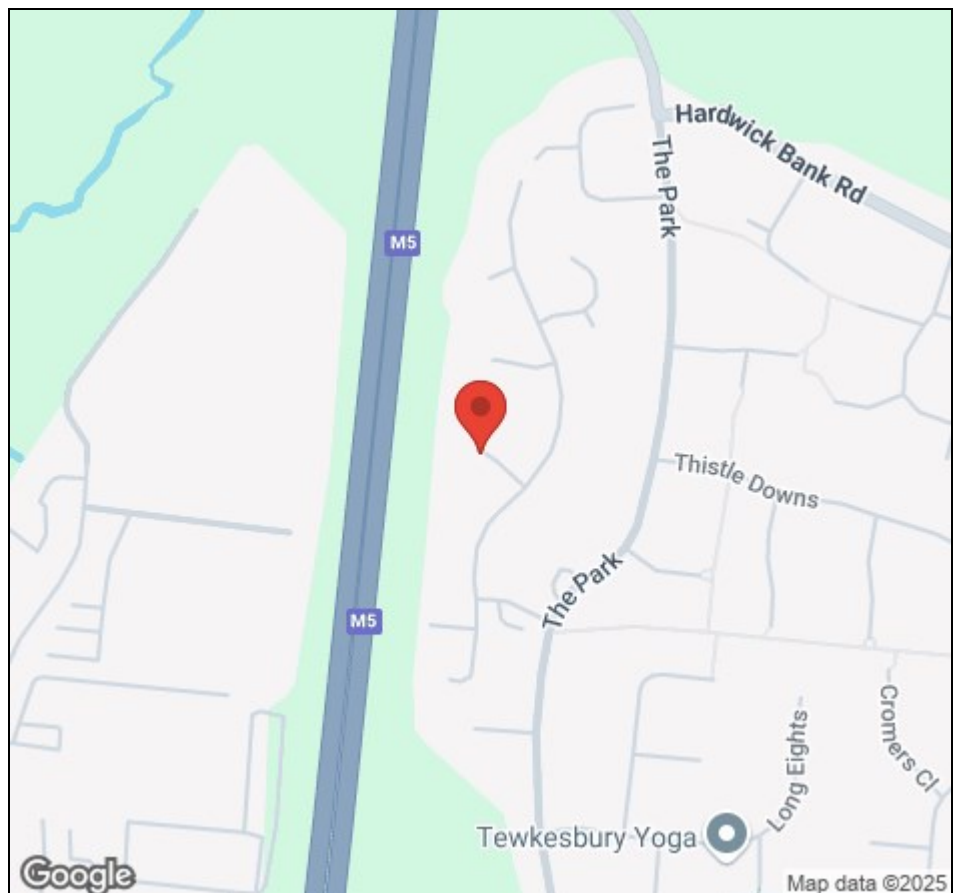
9'02 x 9'06 (2.79m x 2.90m)

Bedroom 3

6'02 x 9'05 (1.88m x 2.87m)

Shower Room

6'00 x 6'05 (1.83m x 1.96m)



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

Email: info@tagsalesandlettings.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.