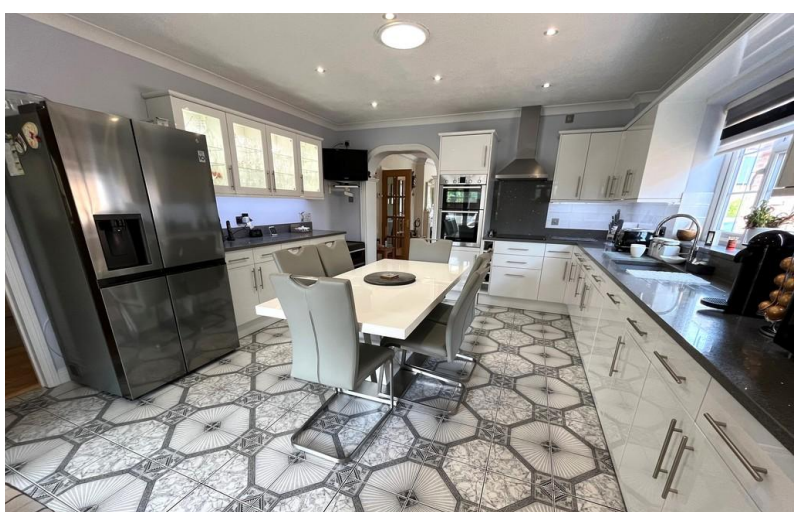


FOR SALE



Tewkesbury Road, Norton, Gloucester

3 Bedrooms, 1 Bathroom, Detached Bungalow

Asking Price Of £525,000



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3 Bedrooms, 1 Bathroom

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- Detached Bungalow
- 3 Bedrooms
- Large Conservatory
- Fantastic Plot
- Solar Panels

DESCRIPTION

Beautifully presented and spacious bungalow set on a good sized plot with well-maintained mature gardens. This spacious and light property has a large lounge area, generous kitchen/diner opening in to a fantastic conservatory looking over the garden, 3 bedrooms, well-appointed bathroom, solar panels with EPC rating B, oversized single garage and ample parking for numerous vehicles. CTax E. Must be viewed to appreciate

ENTRANCE PORCH UPVC

double glazed front door and fully glazed UPVC door to:-

ENTRANCE HALL

good size with coved ceilings, double radiator, high-quality flooring, double cupboard with timber doors and two eight light beveled glazed doors to:-

LOUNGE 25' 0" x 13' 10" (7.62m x 4.22m)

large lounge area is accessed from the hall by glazed oak double doors, bay windows at the front and two windows to the side, cornice ceilings and central ceiling roses, feature marble fireplace with coal effect fire, TV point, wide arch to the:-

KITCHEN/DINER 13' 10" x 16' 0" (4.22m x 4.88m)

generous area comprising fully fitted kitchen with quartz worktops and inset sink unit with heated 'Quooker' tap (no need for a kettle), cupboards and draw units, wall and base units, internally lit glass fronted cupboard, integrated dishwasher, built-in Bosch double oven, Bosch four ring induction hob with back plate and stainless steel extractor hood, wine racks, inset ceiling spotlighting central light well, coved ceilings, TV point, space and plumbing for American style fridge/freezer. UPVC double glazed door to conservatory and door to the utility room:-





CONSERVATORY 17' 0" x 13' 2" (5.18m x 4.01m)
Usable all year round with Solid roof with inset ceiling spotlights, glazed windows over looking the well maintained gardens, radiator, TV point, tiled floor, double doors to the garden

UTILITY ROOM 8' 6" x 5' 8" (2.59m x 1.73m)
Quartz worktops with inset sink and contemporary tap with cupboards below, plumbing for washing machine and space for dryer, wall cupboards, Worcester gas fired central heating boiler, tiled floor, inset lighting, hanging space, double glazed door to garden.

MASTER BEDROOM 12' 0" x 12' 0" (3.66m x 3.66m)
Window to the front, modern built-in range of double and three single wardrobe cupboards with central dressing table unit with drawers and pelmet lighting, coved ceiling, inset lights, T.V point.

BEDROOM 2 11' 0" x 10' 8" (3.35m x 3.25m)
Window to the rear, access to loft, coved ceilings, T.V point.

BEDROOM 3/STUDY 8' 9" x 7' 10" (2.67m x 2.39m)
High-quality flooring, modern range of built in office furniture, inset lighting, coved ceiling

BATHROOM 11' 2" x 8' 7" (3.4m x 2.62m)
Fitted white suite with double ended bath with central mixer taps and shower attachment, WC, pedestal wash basin, fully tiled shower cubicle with Mira shower, extractor fan, inset lighting, tiled walls, quality tiled floor.

OUTSIDE Front gardens offer privacy from a high mature hedge and five bar gate leading to a winding gravel drive with ample parking and turning space with paved hard standing. Good area of lawns with shrub borders, mature trees and hedging. Enclosed by close board fencing. Victorian carriage light and two outside lights. Wide side access with wrought iron gate to:- Rear gardens of a good size and beautifully landscaped with large area of terrace with lawns, round patio area, summer house facing South West. Mature small trees, greenhouse, storage area, outside lighting, power and tap, enclosed by high close boarded fencing.






LARGE GARAGE
 19' 2" x 13' 2" (5.84m x 4.01m)
 a larger than average garage,
 electric up and over door, solar
 panels, eaves storage, workbench,
 power and light, window and UPVC
 double glazed door to rear garden

NB
 There are solar panels on the roof
 that are owned by the property and
 for the benefit of the occupants and
 gain from feed in tariff

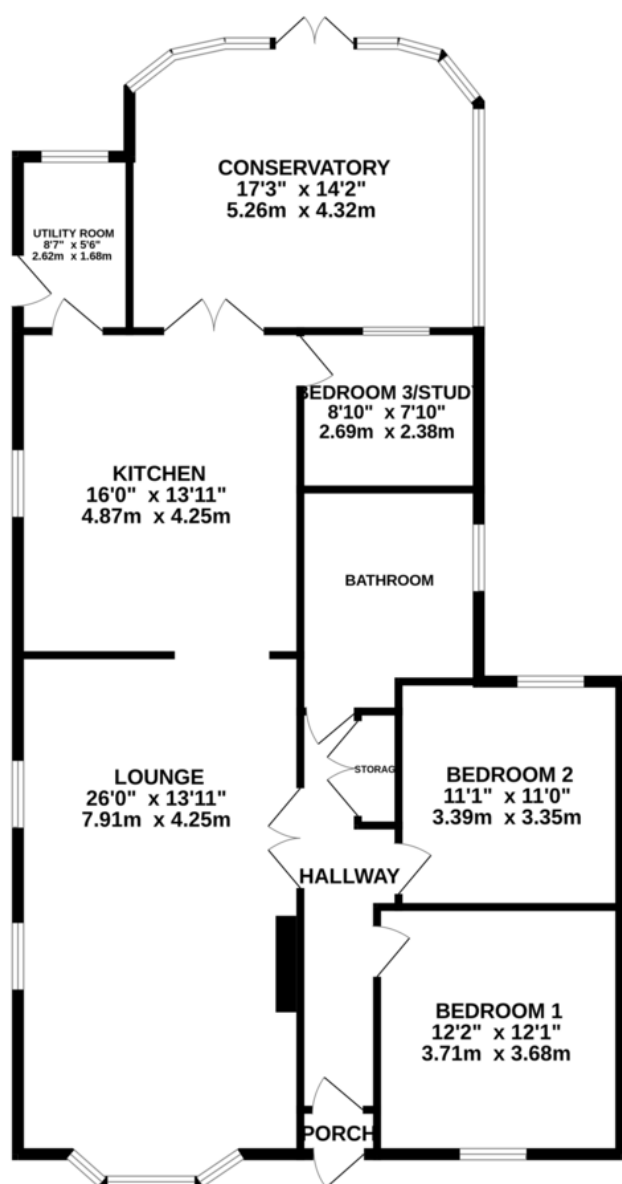
Please note the vendor of this
 property is related to a member of
 the Martin & Co staff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(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 
www.EPC4U.COM		



GROUND FLOOR
1377 sq.ft. (127.9 sq.m.) approx.



TOTAL FLOOR AREA : 1377 sq.ft. (127.9 sq.m.) approx.

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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.