



Hestia Old Tewkesbury Road

Norton, Gloucester, GL2 9LR

Offers in excess of £300,000



We are delighted to introduce to the market this much-loved family home, cherished by the same family since 1952! Positioned in the desirable village of Norton, this detached bungalow offers a rare opportunity for buyers looking to create their dream home. While it requires some updating, the property has excellent dimensions and provides ample scope for further development.

Set on an elevated plot, this home offers space, potential, and a unique chance to shape it into something truly special. Early viewing is highly recommended!



Entrance Hallway

Approached via Upvc double glazed front door, radiator, power points, access to boarded loft via hatch with ladder. Doors leading to all rooms.

Kitchen 18'6" x 9'6" (5.66 x 2.92)

Upvc double glazed windows to front & side, Upvc double glazed door to side, eye & base level units with roll edge work tops, sink/drain, cooker point, space for further appliances, partly tiled walls, extractor fan, tiled flooring, radiator, power points, double doors through to:

Lounge/Diner 19'9" x 10'11" (6.03 x 3.34)

Upvc double glazed windows to side, radiator, television point, back boiler, power points.

Bedroom 1 14'0" x 9'10" (4.29 x 3.00)

Upvc double glazed windows to side, radiator, power points.

Bedroom 2 9'9" x 9'4" (2.99 x 2.87)

Upvc double glazed windows to side, radiator, power points, built in wardrobes.

Bedroom 3 9'4" x 6'6" (2.86 x 1.99)

Upvc double glazed windows to side, radiator, power points.

Shower Room 7'5" x 6'3" (2.28 x 1.92)

Upvc frosted double glazed window to side, shower cubicle, pedestal wash hand basin, tiled walls.

Cloakroom 4'11" x 2'7" (1.50 x 0.80)

Upvc frosted double glazed window to side, low level wc & pedestal wash hand basin, tiled walls.

Outside

We have gardens to both sides of the property with a selection of flower & shrub borders, access to garage.

Garage

Power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Tewkesbury Borough Council- Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		45	
(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	

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