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SALES & LETTINGS



**27 Thistle Downs, Tewkesbury, GL20 8RE**  
**Asking Price £375,000**

**Tewkesbury:** The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661



TAG Residential Lettings Limited. Registered in England No. 05783882  
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN





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

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	

## PROPERTY SUMMARY

Detached Bungalow  
Two Bedroom  
Lounge  
Shower Room  
Open plan Kitchen/Dining Room  
Ensuite To Master Bedroom  
Garden  
Off Road Parking  
UPVC Double Glazing & Gas Central Heating  
Council Tax Band D

## 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 2.5 miles away and boasts a variety of shops, cafes and restaurants. It further benefits from a leisure centre, theatre and library.



## Description

TAG Sales & Lettings are pleased to present this extended two-bedroom detached bungalow, ideal for families, located in the Northway area of Tewkesbury.

As you step through the front door, you are welcomed by a warm entrance hall. The living room at the front of the house features two windows that fill the space with natural light, creating an inviting area for family gatherings. A further door from the hallway leads to a shower room, while the second bedroom is conveniently located near the entrance, making it perfect for guests.

From the entrance hall, you'll find a modern open-plan kitchen and dining room, designed for memorable family meals and gatherings. The kitchen offers ample worktop space and is equipped with an integrated single oven, dishwasher, and electric hob. There is also space for a washing machine and fridge freezer. The kitchen area flows into the master bedroom, which benefits from an en suite bathroom.

From the dining area, patio doors open out to the west-facing rear garden. The property offers off-road parking at the front and further benefits from gas central heating and UPVC double glazing throughout.

Don't miss the opportunity to make this wonderful family home your own—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 inaccuracy. The floorplan is for descriptive purposes only and should not 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

19'05 x 11'09 (5.92m x 3.58m)

### Kitchen/Dining Room

13'09 x 19'04 (4.19m x 5.89m)

### Bedroom 1

13'10 (max) x 15'11 (max) (4.22m (max) x 4.85m (max))

### En Suite

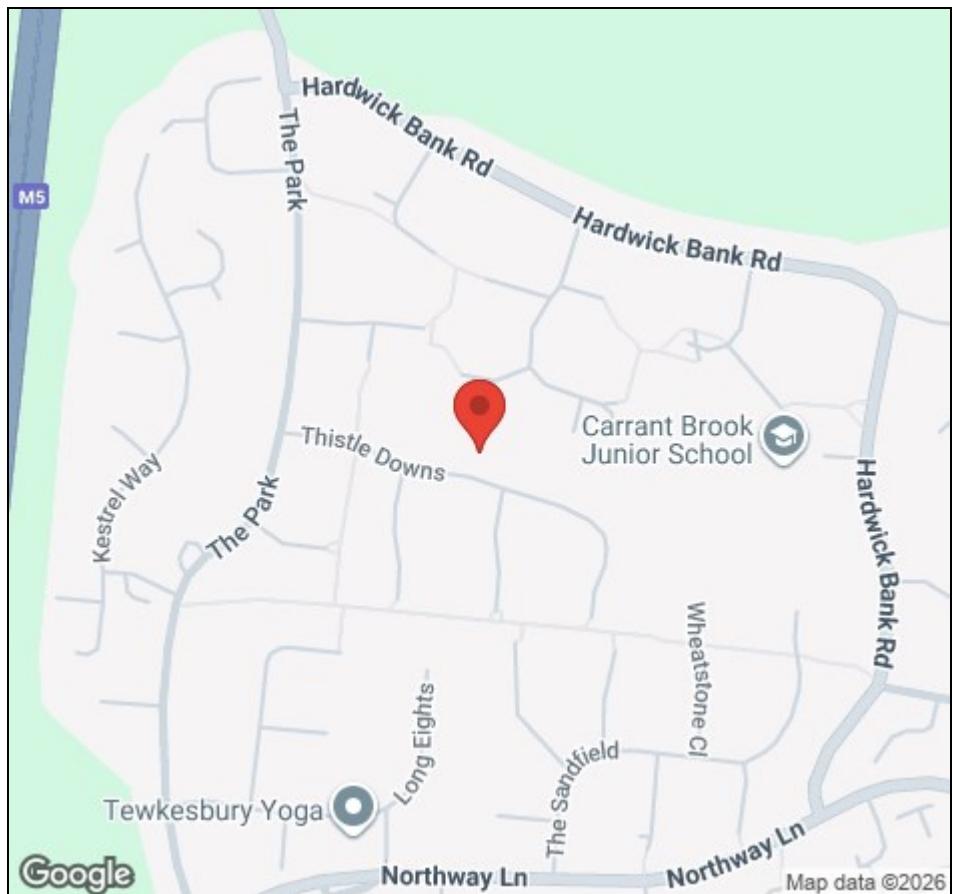
7'10 x 8'03 (2.39m x 2.51m)

### Bedroom 2

10'06 x 8'05 (3.20m x 2.57m)

### Shower Room

5'05 x 6'05 (1.65m 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.