



tag

estate agents



45 Thistle Downs, Tewkesbury, Gloucestershire GL20 8RE Asking Price £350,000

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661
Walton Cardiff: 4 Columbine Road, Walton Cardiff, Tewkesbury, GL20 7SP. Tel. 01684 295417 Fax. 01684 851780

www.tagestateagents.co.uk | info@tagestateagents.co.uk



TAG Estate Agents Limited. Registered in England No. 05783875
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		82
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 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

- Detached Bungalow
- Three Bedrooms
- Entrance Hall
- L Shaped Lounge/Dining Room
- Conservatory
- Fitted Kitchen
- Wet Room
- Gas Central Heating and Double Glazing
- Double Garage and Gardens
- Council Tax Band D



Description

Rarely available **THREE BEDROOM DETACHED BUNGALOW** in the Northway area of Tewkesbury, close to local amenities.

This lovely bungalow has a welcoming entrance hall with storage leading into an L shaped lounge/dining room with patio doors to a conservatory. There is a fitted kitchen with a side door leading to the garden, a modern wet room with electric shower and three bedrooms one of which could be used as a dining room or extra reception room.

The property benefits from gas central heating and double glazing.

Outside there is a **DOUBLE GARAGE** with power and lighting and an automatic up and over door. There is ample parking and a good sized, well maintained, mature garden to the rear.

The property is offered with **NO ONWARD CHAIN**.

**** Viewing is highly recommended ****



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 quantity or efficiency can be given.
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Lounge/Dining Room

19'04 (max) narrowing to 10'05 x
17'00 (max) (5.89m (max)
narrowing to 3.18m x 5.18m (max))

Kitchen

8'06 x 9'06 (2.59m x 2.90m)

Conservatory

10'08 x 9'01 (3.25m x 2.77m)

Bedroom 1

9'09 x 11'10 (2.97m x 3.61m)

Bedroom 2

8'00 x 16'00 (2.44m x 4.88m)

Bedroom 3

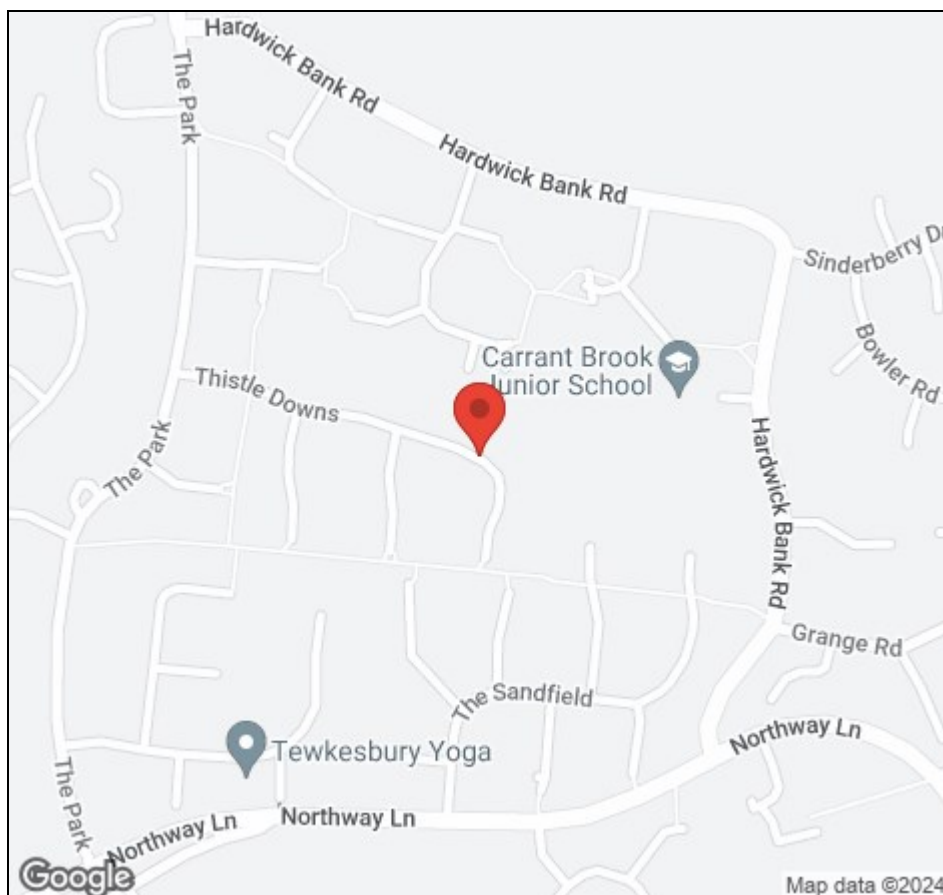
9'02 x 9'04 (2.79m x 2.84m)

Wet Room

5'06 x 6'11 (1.68m x 2.11m)

Double Garage

16'03 x 21'11 (4.95m x 6.68m)



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

Email: 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 Estate Agents Ltd.