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estate agents



## Little Haven Gannaway Lane, Tewkesbury, Gloucestershire GL20 8DA Asking Price £465,000

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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	

## Situation

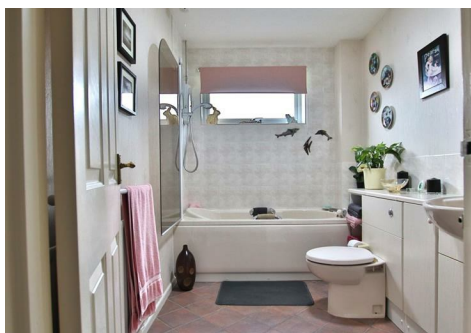
Little Haven is located in the popular area of Newtown with easy access to junction 9 of the M5. It is also within walking distance to local shop/petrol station, public house, Tirlbrook Primary School and Tewkesbury Secondary School (Ofsted rated 'Good')

Newtown is on a regular bus route to Cheltenham and the historical market town of Tewkesbury (located only 2 miles away) which benefits from swimming pool, library, theatre and a variety of shops and restaurants.

## PROPERTY SUMMARY

- Detached Dormer Bungalow
- FOUR BEDROOMS
- Modern Kitchen
- Dining Room
- Utility Room
- Family Bathroom & Separate Shower Room
- UPVC Double Glazing & Gas Central Heating
- Rear Garden
- Ample Off Road Parking
- Council Tax Band E





## Description

Looking for a spacious and cozy family home in Tewkesbury? Look no further than this four-bedroom detached dormer bungalow on Gannaway Lane! Close to local schools and with easy access to motorway links.

As you step inside, you'll be greeted by a warm and welcoming living room - perfect for enjoying movie nights or snuggling up with your loved ones. The modern kitchen is ideal for preparing family meals, while the separate dining room provides plenty of space for everyone to sit down and enjoy them together.

With four bedrooms in total, there's plenty of room for the whole family. Two of the bedrooms are located on the ground floor, making them perfect for older family members or anyone who prefers not to use stairs. The master bedroom and second bedroom are located upstairs, with the main bedroom boasting built-in storage. Both the downstairs bathroom and upstairs shower room offer convenience and comfort for all residents.

One of the features of this property is the partly converted garage, which provides extra space for a utility room - perfect for doing laundry or storing extra items. There's still plenty of storage space in the remaining part of the garage, so you won't have to worry about clutter.

And with ample off-road parking, including a separate carport, parking will never be an issue for you or your family. Plus, with UPVC double glazing and gas central heating, you'll stay comfortable and warm all year round.

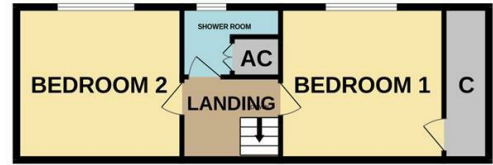
Outside, there are mature gardens to the front and rear perfect for a keen gardener.

Don't miss out on this fantastic family home - call TAG Estate Agents today to book a viewing!

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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### Living Room

16'11 x 15'06 (5.16m x 4.72m)

### Dining Room

11'00 x 9'09 (3.35m x 2.97m)

### Kitchen

12'00 x 9'09 (3.66m x 2.97m)

### Bedroom 1

12'10 x 12'00 (3.91m x 3.66m)

### Bedroom 2

13'00 x 11'11 (3.96m x 3.63m)

### Bedroom 3

8'10 x 12'02 (2.69m x 3.71m)

### Bedroom 4

8'11 x 9'09 (2.72m x 2.97m)

### Downstairs Bathroom

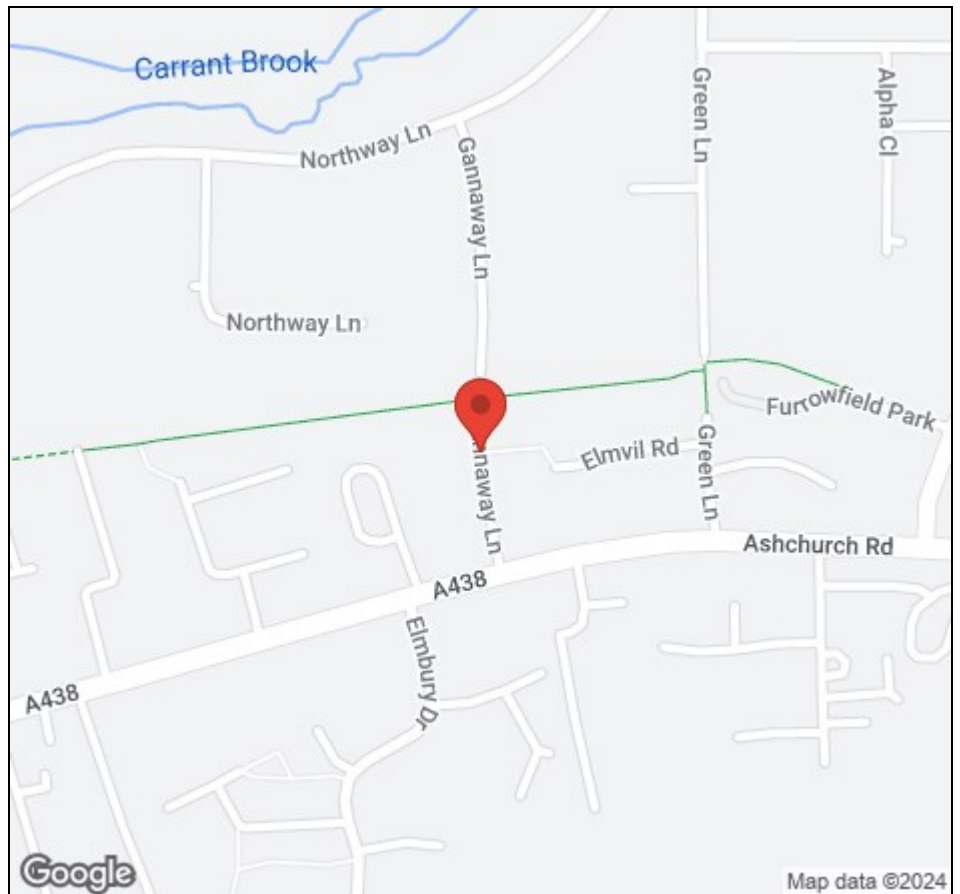
6'03 x 9'09 (1.91m x 2.97m)

### Upstairs Shower Room

7'09 (max) narrowing to 3'11 x 5'06 (max) narrowin (2.36m (max) narrowing to 1.19m x 1.68m (max) narrow)

### Storage Space

11'05 x 8'06 (3.48m x 2.59m)



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.