



Tirley



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Main Road, Tirley, Gloucester, GL19 4EW

£700,000 Freehold

A brand new 3 bedroom, detached bungalow situated on a generous plot, close to the village centre.

NO ONWARD CHAIN • reception hall • impressive living room • magnificent kitchen/dining room • utility room • home office • 3 double bedrooms • 3 bath/shower rooms • air source heat pump • underfloor heating • double glazing • Buildzone 10 year new build warranty • good size garden • parking for 2/3 cars • security alarm system • EV charger point

Description

A good size detached bungalow, situated in this sought after village with easy access to Gloucester, Tewkesbury and Cheltenham. The accommodation includes a reception hall, living room with feature vaulted ceiling and sliding patio doors to the rear, a magnificent kitchen/dining room with a range of integrated appliances, a separate utility room, and a home office. There are also 3 double bedrooms and 3 bath/shower rooms, 2 of the bedrooms with en suite. Outside, there is a gravelled driveway providing parking for 2-3 cars, EV charger point and a good size rear garden. The property further benefits from underfloor heating, double glazing, and has a 10 year Buildzone New Build Warranty.

Further Information:

Local Authority Tewkesbury Borough Council. **Tax Band** TBC. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Air Source Heat Pump. Purchasers should carry out their own investigations regarding the suitability of these services.



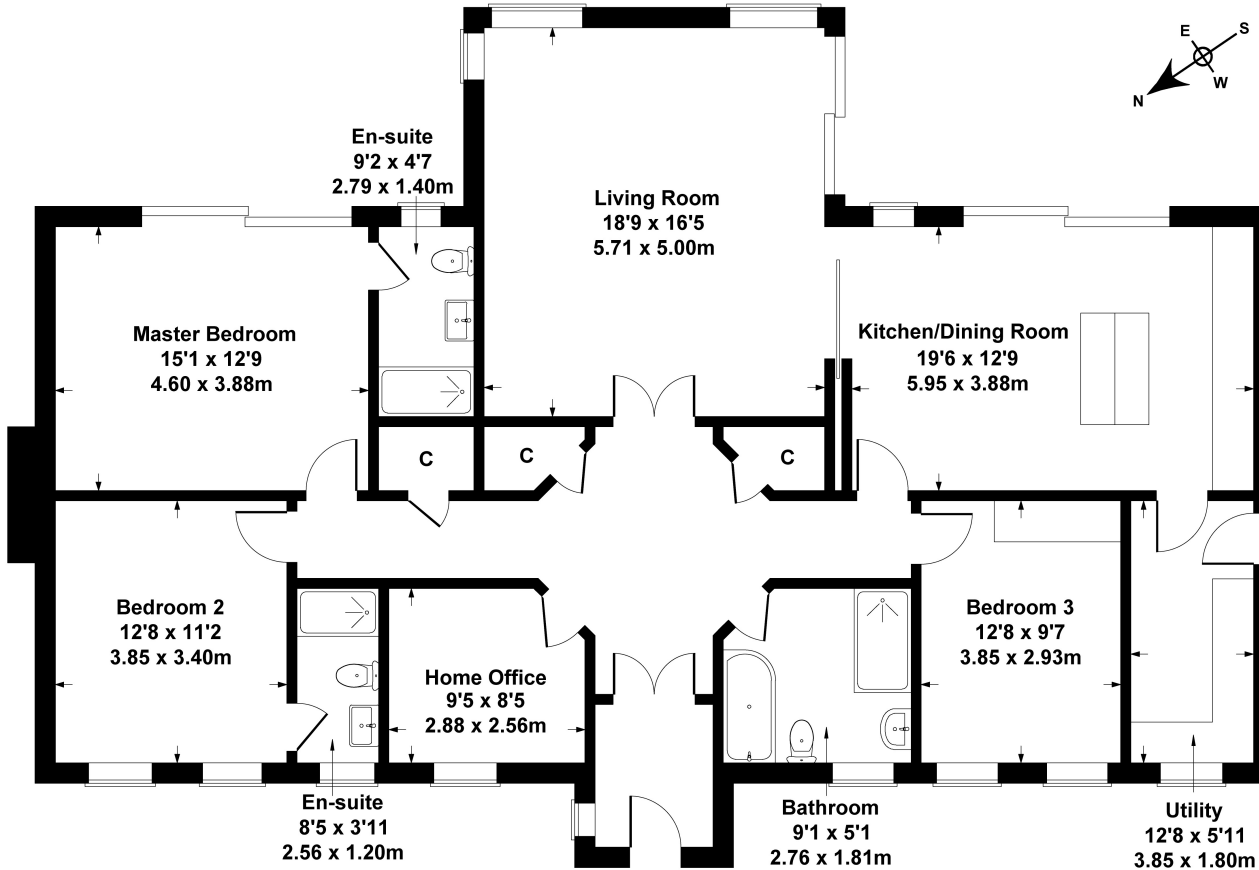
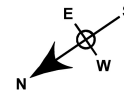


Situation

Located in the heart of the village, the property is situated between Cheltenham and Tewkesbury, with both being only a short drive away. The mediaeval town of Tewkesbury offers a wide variety of shops, bars, restaurants, and cafés, alongside the Roses Theatre, while the Regency Spa town of Cheltenham enjoys the Promenade, Montpellier, Cheltenham Racecourse, the Town Hall, and a variety of festivals that take place throughout the calendar year.

Birchwood, Tirley

Approximate Gross Internal Area
1668 sq ft - 155 sq m



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C	82	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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