



Twyning

 Nick
GRIFFITH
ESTATE AGENTS

Twynning

Hillview Lane, Twynning, Tewkesbury, GL20 6JW

Guide Price £320,000 Freehold

An extended 3 bedroom, semi detached, house with a good size garden in need of upgrading throughout.

NO ONWARD CHAIN • entrance hall • living room • dining room • family room • kitchen • utility area • 3 bedrooms • dressing room/home office • loft room • sun terrace • generous garden • garage & driveway • oil central heating

Description

A semi detached family house, positioned on a generous corner plot offering excellent potential to upgrade, remodel and possibly extend (with the relevant consents). The accommodation includes an entrance hall, living room with feature fireplace, dining room, family room with sliding patio doors to the rear, kitchen, and utility area. Upstairs, there are 3 bedrooms, a bathroom, and a dressing room/home office. The master bedroom has a lovely sun terrace overlooking the garden. Outside, there is a single garage, driveway, and a good size garden which is principally to the side of the property with a seating area at the rear. The property has oil central heating and is offered for sale with no onward chain.

Further Information:

Local Authority Tewkesbury Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Oil Central Heating. **Broadband** ADSL connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





Situation

Situated within walking distance of all the village facilities including an excellent local shop/post office, popular primary school, and two public houses. Tewkesbury and Cheltenham are nearby and offer a wider range of amenities, together with a number of well known festivals including literature, food, cricket, and national hunt racing at Prestbury Park. Access to the motorway network at Junction 1 of the M50 is approximately 1 mile away.

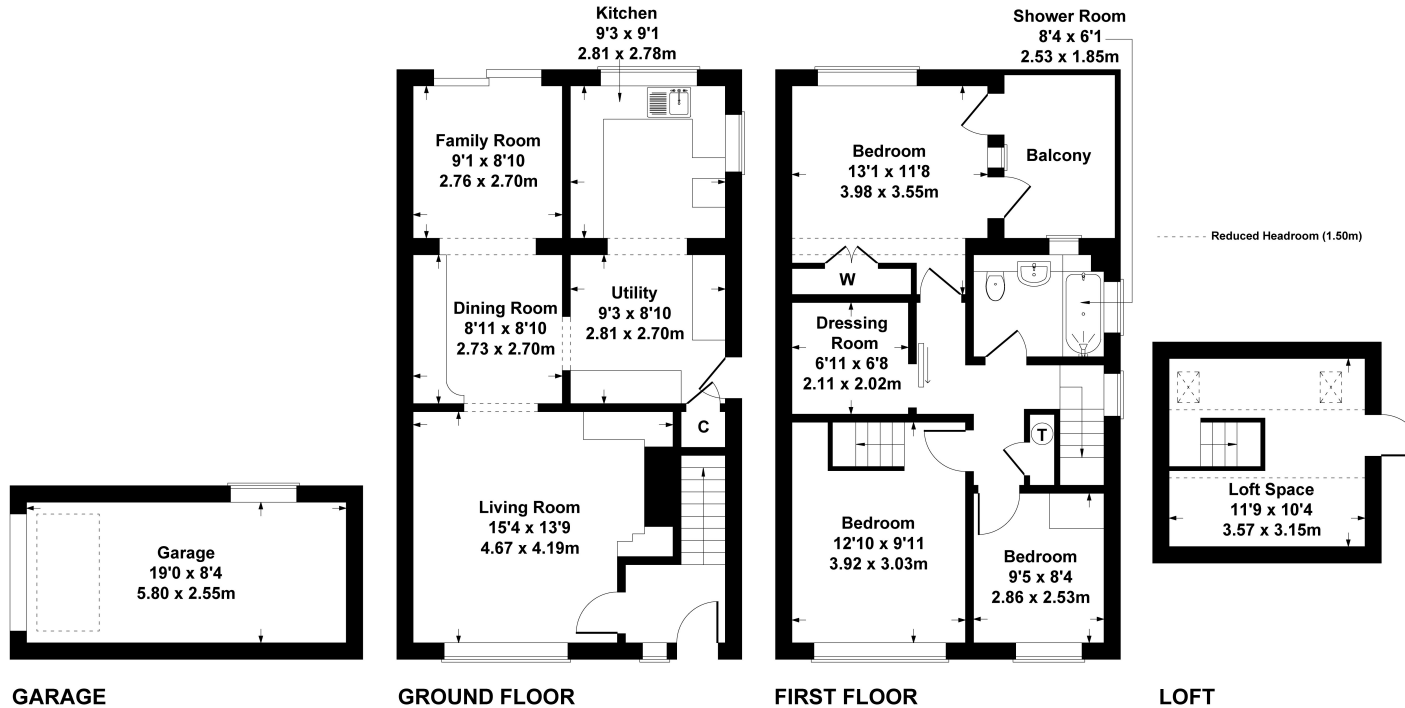
17 Hillview Lane

Approximate Gross Internal Area

House = 1292 sq ft - 120 sq m

Garage = 161 sq ft - 15 sq m

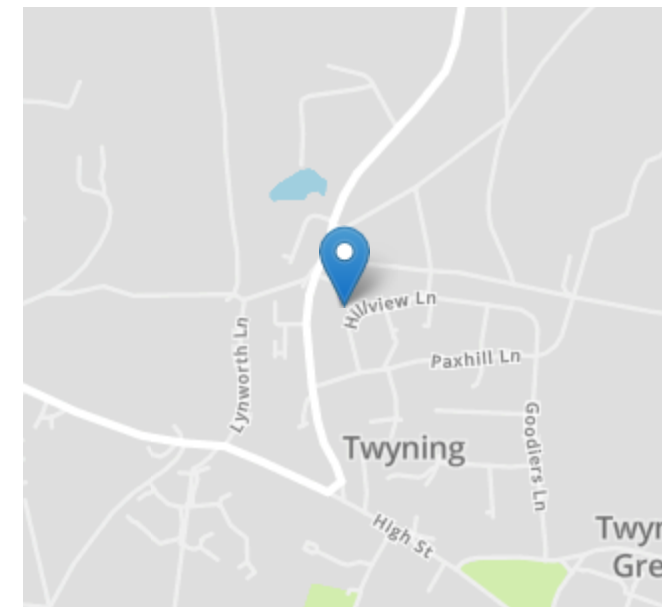
Total = 1453 sq ft - 135 sq m



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. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	60	78
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, Scotland & Wales		EU Directive 2002/91/EC

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