



Tirley

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Tirley

Main Road, Tirley, Gloucester, GL19 4EW

£650,000 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.

**Please note** Some of the images have been digitally enhanced to include furniture. The property is currently unfurnished.



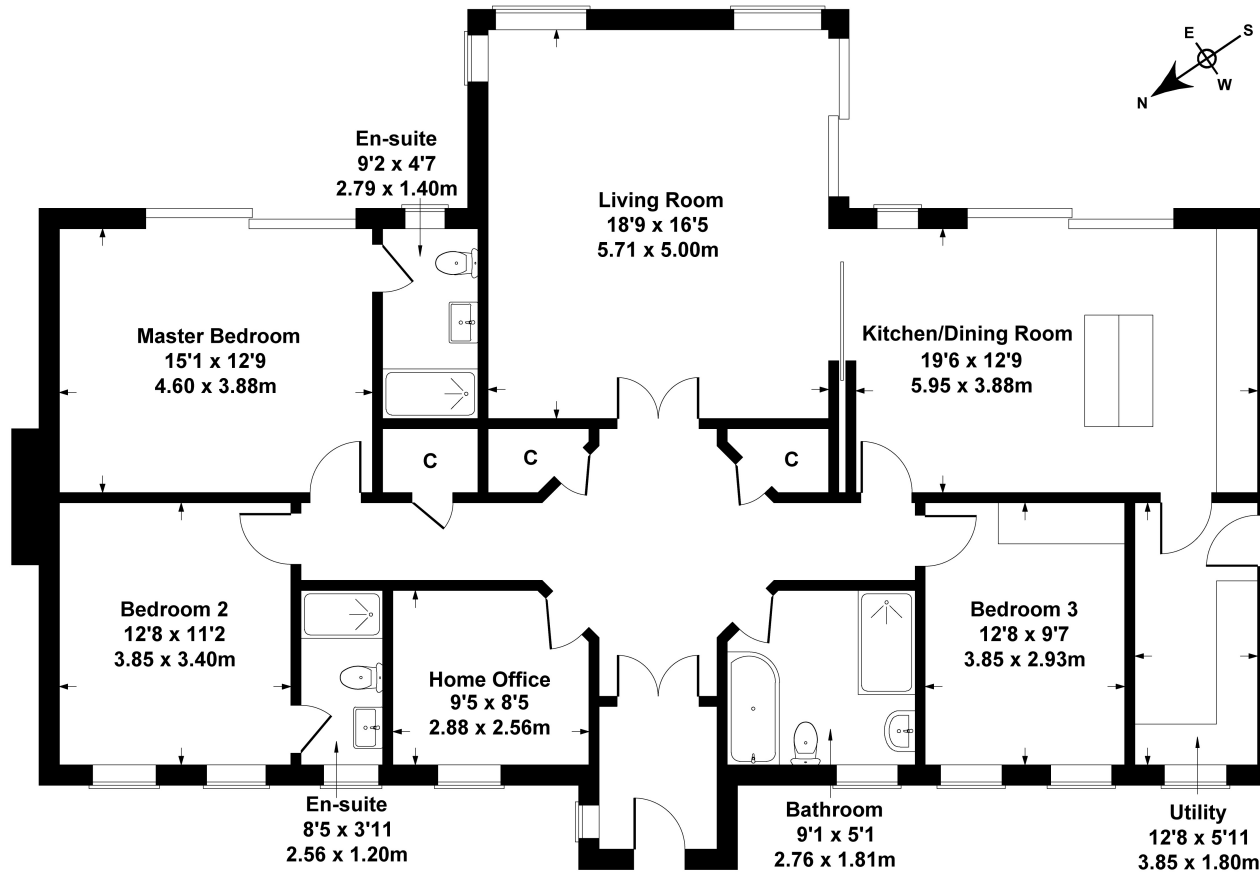


### **Situation**

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

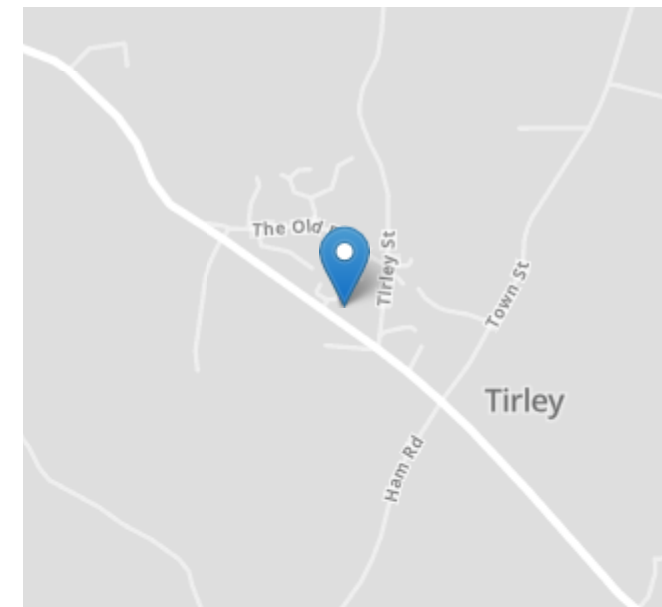


GROUND FLOOR

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+) <b>A</b>                              |         | 100                     |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 82      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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