



1 Vizard Place



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Ash Lane, Down Hatherley, Gloucester, GL2 9PS

Guide Price £550,000 Freehold

A brand new 3 bedroom semi detached bungalow situated along this quiet no-through road.

BRAND NEW HOME • reception hall • living room • kitchen/dining/family room • utility room • 3 double bedrooms • 3 bath/shower rooms • double garage • workshop/store room • underfloor heating • landscaped garden • 10 year ICW warranty

Description

1 of just 2 new bungalows, built as part of this exclusive development by the multi award winning Cape Homes Ltd. The light and spacious accommodation includes reception hall, an impressive living room with retractable bi-folding doors to the rear, a stylish kitchen/dining/family room also with retractable bi-folding doors, separate utility room, 3 good size bedrooms, and 3 bath/shower rooms (the master bedroom and guest bedroom with en suites). Outside, there is a large frontage with a paved driveway providing parking for several vehicles, a double garage with electric door, workshop/storage area, and a private landscaped rear garden. The property further benefits from gas fired underfloor heating throughout, double glazing, and an ICW new home build guarantee. Tewkesbury Borough Council Tax Band - TBC.

PLEASE NOTE, A RESERVATION FEE IS REQUIRED TO SECURE THIS PROPERTY.



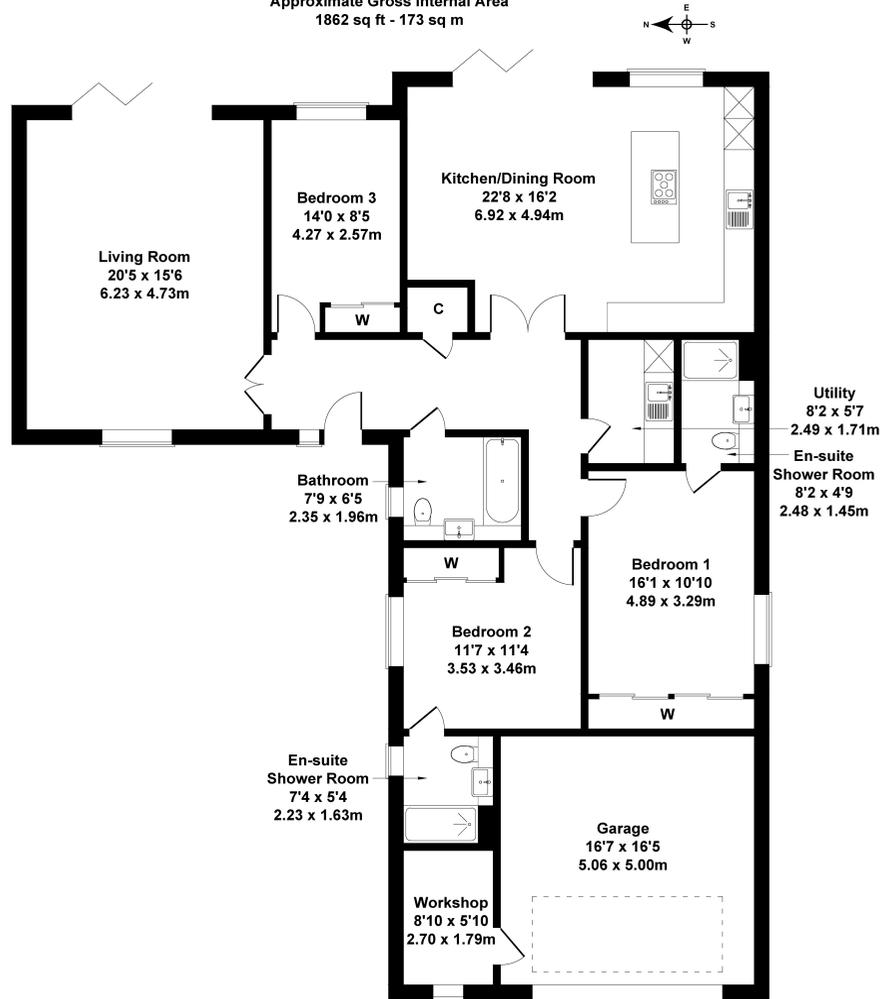


Situation

Down Hatherley is a popular semi rural location, well placed for easy access to the centres of Cheltenham, Tewkesbury and Gloucester, all just a short drive away, providing excellent education for all ages, sporting facilities, and entertainment. Also within easy reach are major road links including the M5 north and southbound, A417 and the M4.

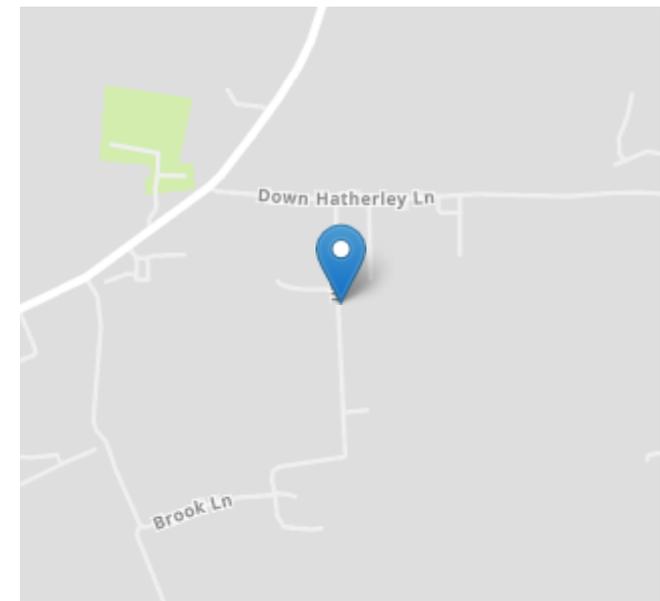
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Approximate Gross Internal Area
1862 sq ft - 173 sq m



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. 2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		91
(81-91) B	84	
(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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