



tag

estate agents



DRAFT



Meadow View Main Road, Gloucester, GL19 4EU
Offers Over £375,000

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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	56	58
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	49	50
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Situation

Tirley is a delightful rural village conveniently situated between Tewkesbury and Gloucester with a village hall and Church. Tirley is also in close proximity to the village of Apperley with amenities which include a primary school that has just been awarded outstanding OFSTED, with pre-school next door, two churches, two pubs and the village hall, where numerous activities take place including playgroup meetings, a youth club and bowls and a thriving Cricket Club and Clubhouse.

PROPERTY SUMMARY

Detached House
 Three Reception Rooms
 Kitchen Breakfast Room
 Utility Room
 Four/Five Bedrooms
 En Suite Shower Room
 Downstairs Shower Room
 Family Bathroom
 Oil Fired Central Heating
 Open Field Views



Description

Beautifully presented throughout, detached chalet style family home located in the village of Tirley backing onto open fields.

The property briefly comprises entrance hall with under stairs shoe storage, downstairs shower room, lounge with open fireplace, good size dining room, family room with French doors to the garden. Kitchen breakfast room with spot lighting leading onto a utility room which has access onto the garden.

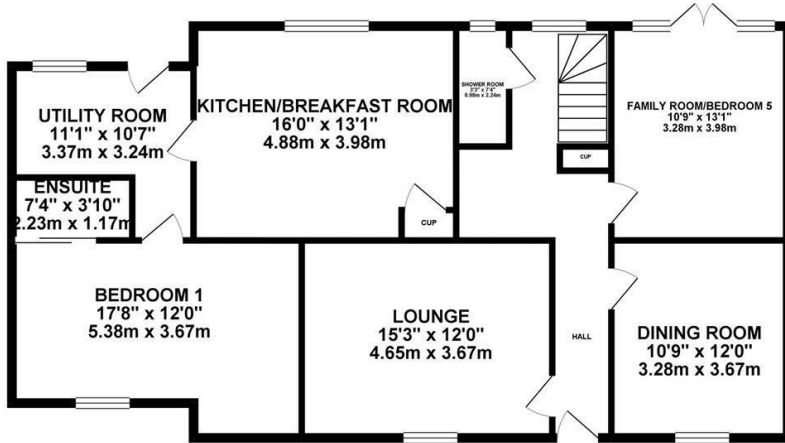
The master bedroom is located on the ground floor which benefits from an en suite shower room and under floor heating, Upstairs are bedrooms two, three and four and a separate family bathroom with roll top bath.

To the front of the property is a tarmac drive way, the rear garden is a lovely size with open field views, raised decked seating area and summer house.

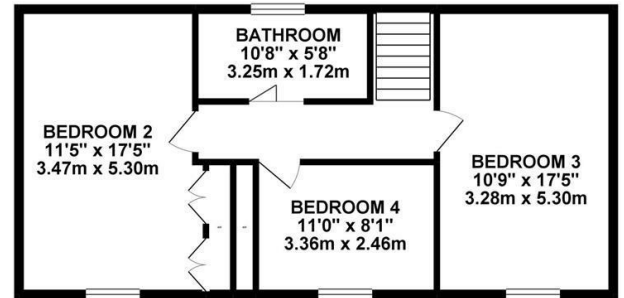
The property further benefits from UPVC double glazing and oil fired central heating with new boiler and oil tank, and solar panels providing hot water.

***AGENTS NOTE THIS PROPERTY CURRENTLY HAS PLANNING PERMISSION GRANTED FOR A DOUBLE STOREY EXTENSION**

GROUND FLOOR 1136.11 sq. ft.
(105.55 sq. m.)



1ST FLOOR 629.82 sq. ft.
(58.51 sq. m.)



TOTAL FLOOR AREA : 1765.93 sq. ft. (164.06 sq. m.) approx.

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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Lounge

15'3 x 11'11 (4.65m x 3.63m)

Kitchen Breakfast Room

13'1 x 16'0 (3.99m x 4.88m)

Dining Room

12'00 x 10'10 (3.66m x 3.30m)

Family Room

12'10 x 10'11 (3.91m x 3.33m)

Utility Room

11'1 x 10'7 max (3.38m x 3.23m max)

Bedroom 1

17'8 x 12'0 max (5.38m x 3.66m max)

Bedroom 2

17'5 x 11'1 max (5.31m x 3.38m max)

Bedroom 3

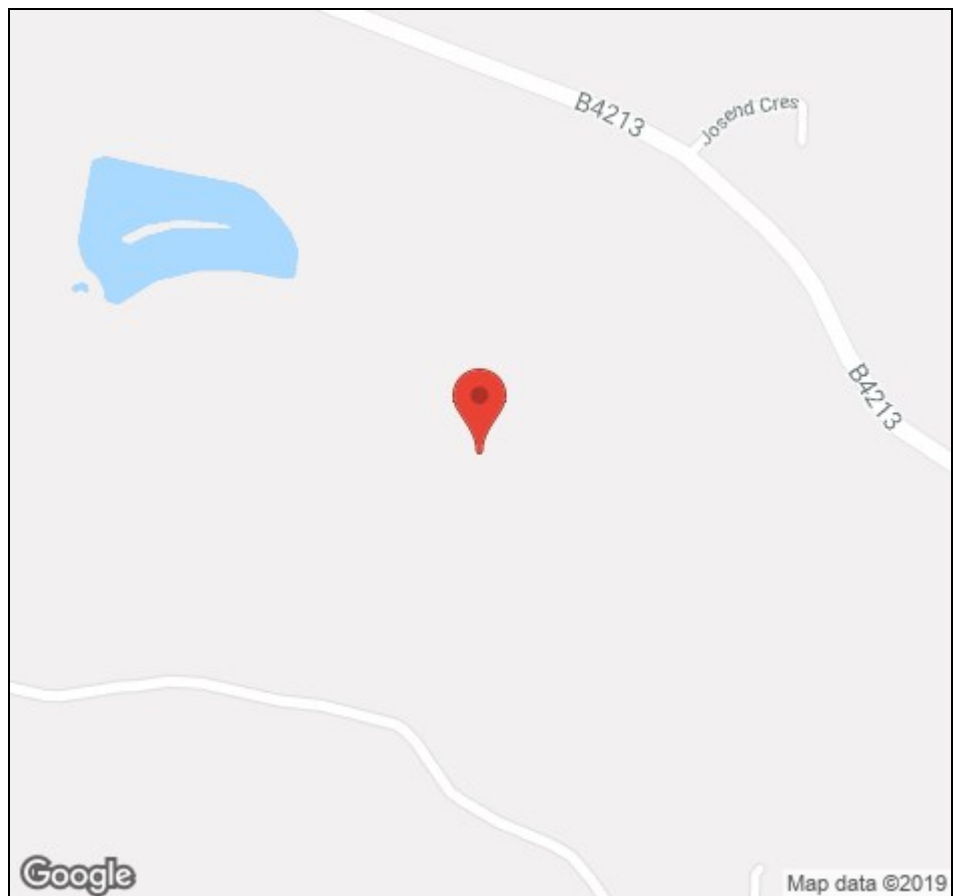
17'5 x 10'9 (5.31m x 3.28m)

Bedroom 4

10'8 x 8'1 (3.25m x 2.46m)

Bathroom

10'7 x 5'8 (3.23m x 1.73m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: info@ancientgrudge.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, C Wilkinson & V Davis trading as tag estate agents