



tag

estate agents



Rosebank The Street, Gloucester, GL19 4ES Guide Price £320,000

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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	35	72
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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	34	68
EU Directive 2002/91/EC		

Situation

Tirley is a delightful rural village conveniently situated between Tewkesbury and Gloucester with a village hall and Church. Tirely 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 Bungalow
Lounge/Dining Room
Kitchen
Utility Room
Four Bedrooms
Bathroom
Detached Double Garage
Gardens

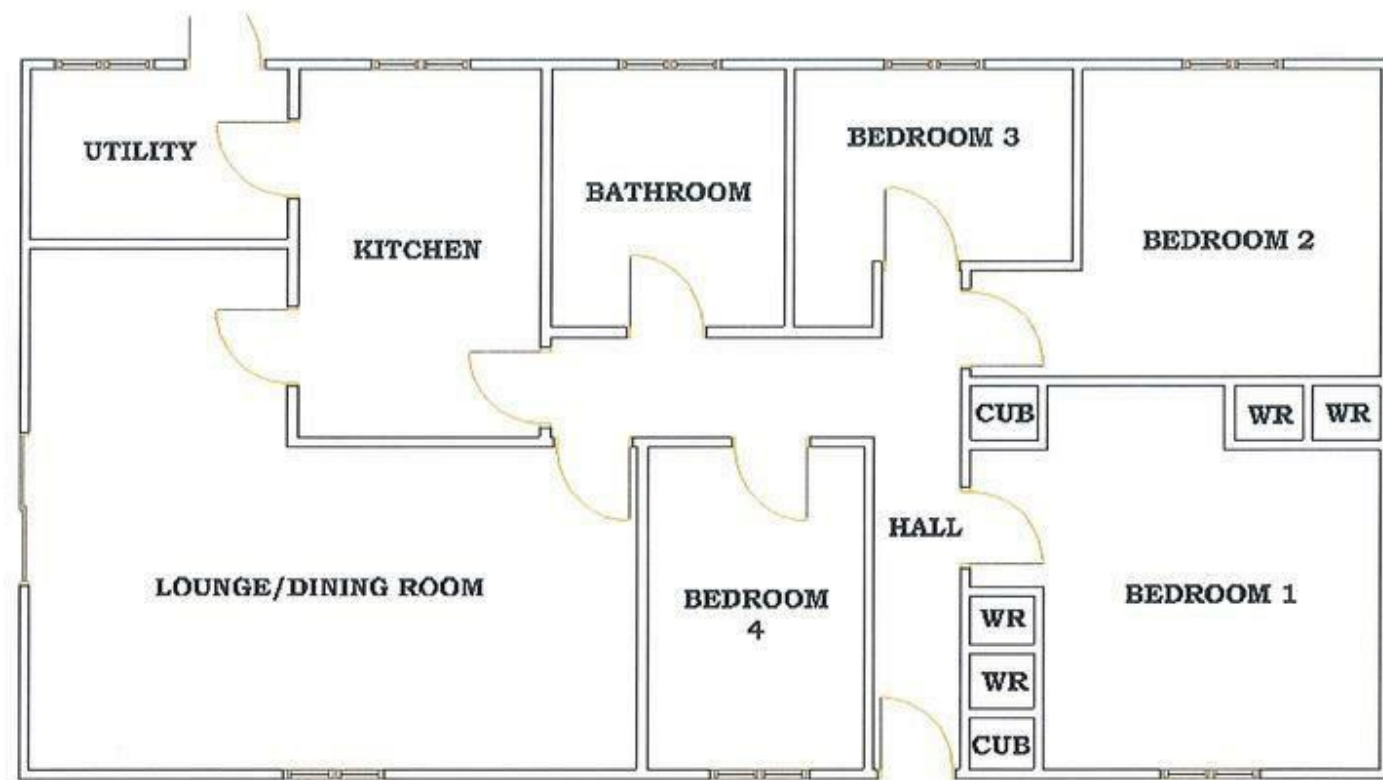


Description

Detached four bedroom bungalow occupying a slightly elevated plot with the added benefit of a detached double garage.

Accommodation comprised entrance hall, L shaped lounge/dining room, kitchen, separate utility room, bathroom with separate shower and four bedrooms.

Rosebank is a property with much potential, it would benefit from updating to a contemporary finish and there is huge scope for redesigning the existing layout or further extension. The plot is of a particularly good size and is populated by a wide range of mature shrubs and trees which to some extent mask just how big it actually is.



THIS FLOOR PLAN IS FOR REFERENCE ONLY

Lounge/Dining Room

20'11 max 8'11 min x 17'8 max
10'11 min (6.38m max 2.72m min x
5.38m max 3.33m min)

Kitchen

12'4 x 8'6 (3.76m x 2.59m)

Utility Room

9'0 x 5'9 (2.74m x 1.75m)

Bedroom One

12'10 x 10'2 to wardrobes (3.91m x
3.10m to wardrobes)

Bedroom Two

10'5 x 10'3 (3.18m x 3.12m)

Bedroom Three

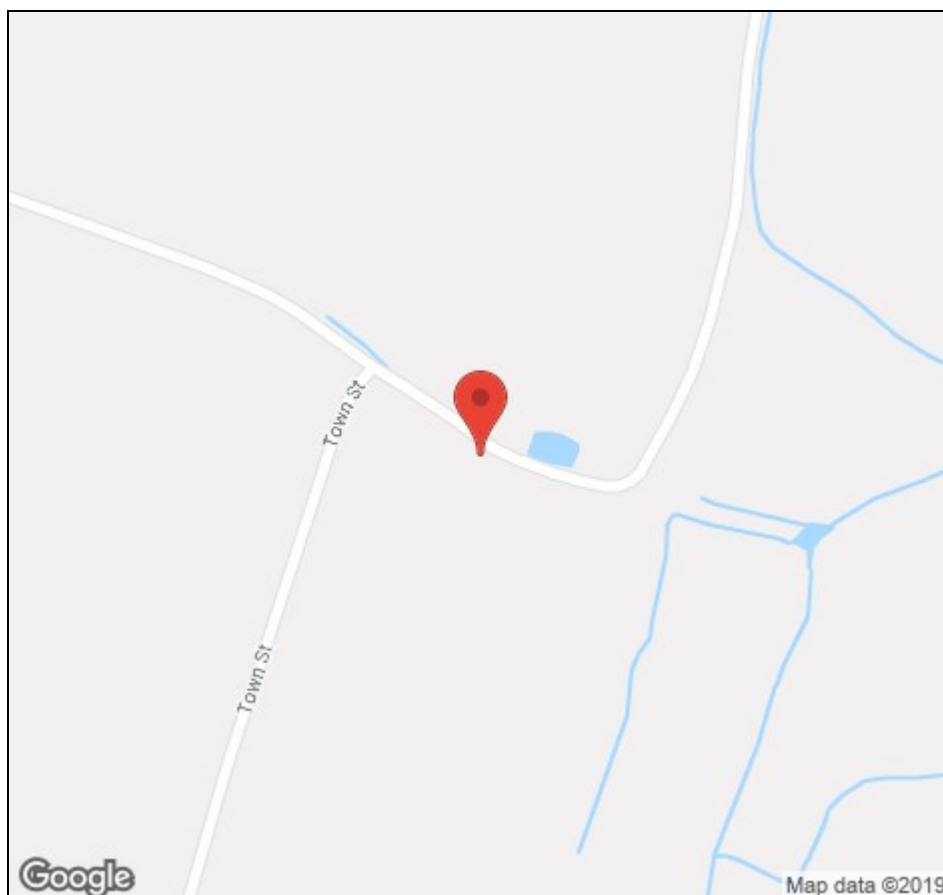
9'6 max x 9'1 min (2.90m max x
2.77m min)

Bedroom Four

10'11 x 7'5 (3.33m x 2.26m)

Bathroom

9'1 x 7'10 (2.77m x 2.39m)



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

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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.

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