



**Tewkesbury Road, Norton GL2 9LG**  
**£330,000**



# Tewkesbury Road, Norton GL2 9LG

• No onward chain • Two bedroom detached dormer bungalow • In need of modernisation throughout • Generous & flexible living accommodation throughout • Driveway providing parking for multiple vehicles • Private & enclosed rear garden • Situated in the peaceful village location of Norton • EPC rating E49 • Tewkesbury Borough Council - Tax Band E (£2,691.38 per annum) 2025/2026

**£330,000**

## Entrance Hallway

Spacious hallway provides access to two bedrooms, kitchen, bathroom and living room.

## Bedroom One

Double bedroom with window facing the front aspect.

## Bedroom Two

Double bedroom with window facing the front aspect.

## Bathroom

Bathroom comprises of w.c, wash hand basin, bath, shower cubicle, built-in storage cupboard and window with frosted glass overlooking the side aspect.

## Kitchen

Fitted kitchen provides suitable space for a breakfast table in the centre. The kitchen boasts ample worktop and storage space with integrated electric oven and gas hob alongside plumbing for an automatic washing machine and serving hatch into the living room. Window overlooks the rear aspect with door providing access to a porch to the side which in-turn provides access to the rear garden.

## Living Room

Extended by the present owners, the extensive living room suitable space for a dining area if required. Sliding doors provides further access to the rear garden whilst stairs lead to the first floor landing area.

## Landing

Spacious landing provides suitable space for a study area if required with two velux windows overlooking the front aspect. Access is provided to an additional w.c and to a double bedroom. The space offers the potential to be converted into an ideal master suite if required.

## Additional Room

Previously utilised as an additional bedroom, this space does not meet today's regulations however would lend its self well to office, playroom or such like.

## W.C

The room benefits from a w.c and wash hand basin with velux window overlooking the side aspect.

## Outside

To the rear, the property benefits from a private rear garden enclosed with fenced borders and hedgerows helping to create the privacy to the area. Patio offers convenient space for seating leading on to a lawned area with far reaching Countryside views overlooking the open meadows to the rear. Side access leads to wooden double gates providing access to a driveway located to the front of the property providing off-road parking for three to four vehicles.

## Location

Surrounded by open countryside yet within easy reach of local amenities, the village of Norton is conveniently located between both the Cathedral city of Gloucester, approximately 4 miles away, and the Regency Spa town of Cheltenham, which can be found approximately 7 miles away. Offering a fantastic range of transport links, sports, and shopping facilities. The New Dawn Inn is a restaurant within close proximity that provides an array of entertainment and events over the year that has become a sought-after place to eat. Norton C of E Primary School is within walking distance, and there are a variety of Private, Grammar, and Comprehensive schools in nearby Tewkesbury, Gloucester, and Cheltenham.

## Material Information

Tenure: Freehold.

Local Authority and Rates: Tewkesbury Borough Council - Tax Band E (£2,691.38 per annum) 2025/2026.

Electricity supply: Mains.

Water supply: Mains.

Sewerage: Mains.

Heating: Gas central heating.

Broadband speed: Basic 17 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps download speed.

Mobile phone coverage: O2, Vodafone.



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

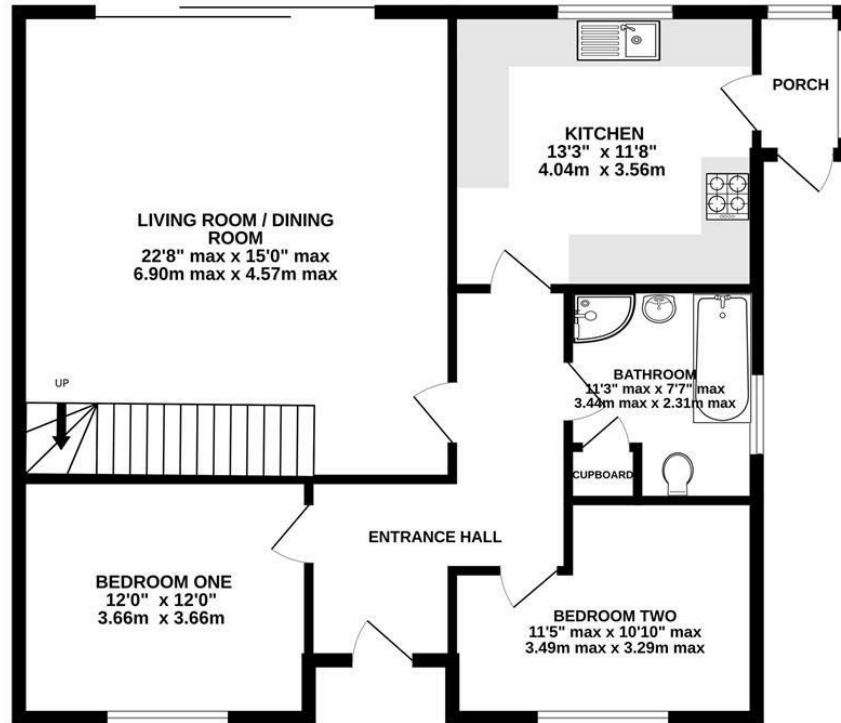
**01452 398010**

**docks@naylorpowell.com**

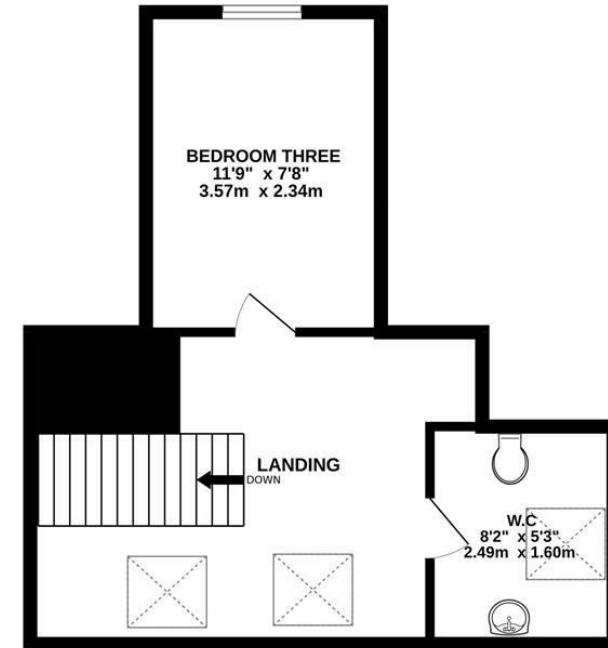
**www.naylorpowell.com**



GROUND FLOOR  
907 sq.ft. (84.2 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1305 sq.ft. (121.2 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.  
Made with Metropix ©2025

Disclaimer: These particulars do not form part of any contract and no responsibility is accepted for any errors or omissions in any statement made, whether verbally or written for or on behalf of Naylor Powell.

Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

