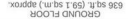
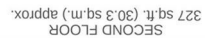


Energy Efficiency Rating	Energy Efficiency Rating	Environmental Impact (CO ₂) Rating	Environmental Impact (CO ₂) Rating
<p>Energy Efficiency Rating</p> <p>94</p> <p>Very energy efficient (lowest CO₂ emissions)</p> <p>A</p> <p>60</p> <p>D</p> <p>Very energy efficient (lowest CO₂ emissions)</p> <p>94</p>	<p>Energy Efficiency Rating</p> <p>94</p> <p>Very energy efficient (lowest CO₂ emissions)</p> <p>A</p> <p>60</p> <p>D</p> <p>Very energy efficient (lowest CO₂ emissions)</p> <p>94</p>	<p>Environmental Impact (CO₂) Rating</p> <p>Very low CO₂ emissions</p> <p>A</p> <p>60</p> <p>D</p> <p>Very low CO₂ emissions</p> <p>94</p>	<p>Environmental Impact (CO₂) Rating</p> <p>Very low CO₂ emissions</p> <p>A</p> <p>60</p> <p>D</p> <p>Very low CO₂ emissions</p> <p>94</p>



STEVE GOOCH
ESTATE AGENTS | EST 1985

£425,000

Largely extended four bedroom semi detached house situated in a desirable semi rural village location. The ground floor briefly comprises, entrance hall, lounge, family room, fitted kitchen with built in appliances and a separate utility. There is also a study ideal for working from home. The first floor gives you access to bedroom two with en-suite shower room and separate dressing area, bedroom three, bedroom four and the family bathroom. Stairs lead from the landing to the second floor to the master bedroom with en-suite shower room and eaves storage. Outside there is parking for several cars to the front of the property and a large enclosed rear garden with a barked area at the bottom making an ideal play area for little ones.

The village of Norton has a small primary school (Norton Church Of England Primary School), a village hall, a sports pitch, a church and two public houses that serve food, The Red Lion at Wainlode Hill and New Dawn situated on the A38. There is also a public transport service providing ease of access to and from Tewkesbury, Cheltenham and Gloucester City Centre.

Gloucester Quays Designer Outlet is new to Gloucester and can be located close to the Historic Docks, here you will find Food, Drink, Cinema and a Hotel.



ENTRANCE HALL

LOUNGE

13'6 x 10'8 max (4.11m x 3.25m max)

FAMILY ROOM

10'8 x 10'9 max (3.25m x 3.28m max)

KITCHEN

14'4 x 12'3 max (4.37m x 3.73m max)

UTILITY

4'8 x 12'3 max (1.42m x 3.73m max)

STUDY

6'9 x 6'9 max (2.06m x 2.06m max)

From the entrance hall, stairs lead to the first floor:

BEDROOM 2

12'3 x 10'4 (3.73m x 3.15m)

EN-SUITE SHOWER ROOM

7'8 x 4'1 (2.34m x 1.24m)

DRESSING AREA

7'8 x 6'8 (2.34m x 2.03m)

BEDROOM 3

11' x 13'4 max (3.35m x 4.06m max)

BEDROOM 4

11' x 9'9 max (3.35m x 2.97m max)

Stairs lead from the landing to the second floor:

BEDROOM 1

13'4 x 17'6 max (4.06m x 5.33m max)

EN-SUITE SHOWER ROOM

7'5 x 3'9 (2.26m x 1.14m)

BATHROOM

5'3 x 5'8 (1.60m x 1.73m)

GARDEN

DRIVEWAY PARKING

SERVICES

Mains water, electricity, gas and drainage.

LOCAL AUTHORITY

Council Tax Band: D
Tewkesbury Borough Council, Council Offices,
Gloucester Road, Tewkesbury, Gloucestershire. GL20
5TT.

TENURE

Freehold

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.

