



 **The Ridgeway, Teddington, Tewkesbury**

Tewkesbury

In Excess of **£500,000**

The Ridgeway

Teddington, Tewkesbury

We are delighted to bring to the market a THREE Bedroom DETACHED Bungalow in an elevated position located in the sought after village of Teddington backing onto open Countryside.

Accommodation comprises spacious Entrance Hall, Lounge, Dining Room, Kitchen, 14'5" CONSERVATORY, Three Bedrooms and a family bathroom. Externally are private well established gardens, driveway providing off road parking for several vehicles and a single GARAGE.

The property is double glazed throughout and is warmed by oil fired central heating.

Please call Michael Tuck Estate Agents Tewkesbury on 01684 642642 to arrange a viewing.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Detached Bungalow
- Three Bedrooms
- 17'11" Lounge and 14'5" Conservatory
- Backs Onto Open Countryside
- Sought After Village Location
- Garage and Driveway for several vehicles
- Energy Rating E52
- Dining Room and Kitchen
- Large Loft Space with Window (Potential for Conversion STPP)
- Secluded Well Established Gardens



Entrance Hall

11' 8" x 9' 2" (3.58m x 2.81m)

Lounge

17' 11" x 11' 3" (5.48m x 3.43m)

Kitchen

11' 8" x 7' 8" at minimum, widening to 9' 8" (3.58m x 2.36m)

Dining Room

9' 8" x 6' 9" (2.95m x 2.07m)

Conservatory

14' 5" x 9' 6" (4.40m x 2.92m)

Master Bedroom

13' 11" x 10' 2" (4.24m x 3.11m)

Bedroom Two

10' 9" x 9' 11" (3.28m x 3.02m)

Bedroom Three

8' 7" x 8' 3" (2.63m x 2.52m)

Family Bathroom

8' 0" x 6' 2" (2.45m x 1.89m)

Additional Information

Electricity: Mains

Heating: Oil

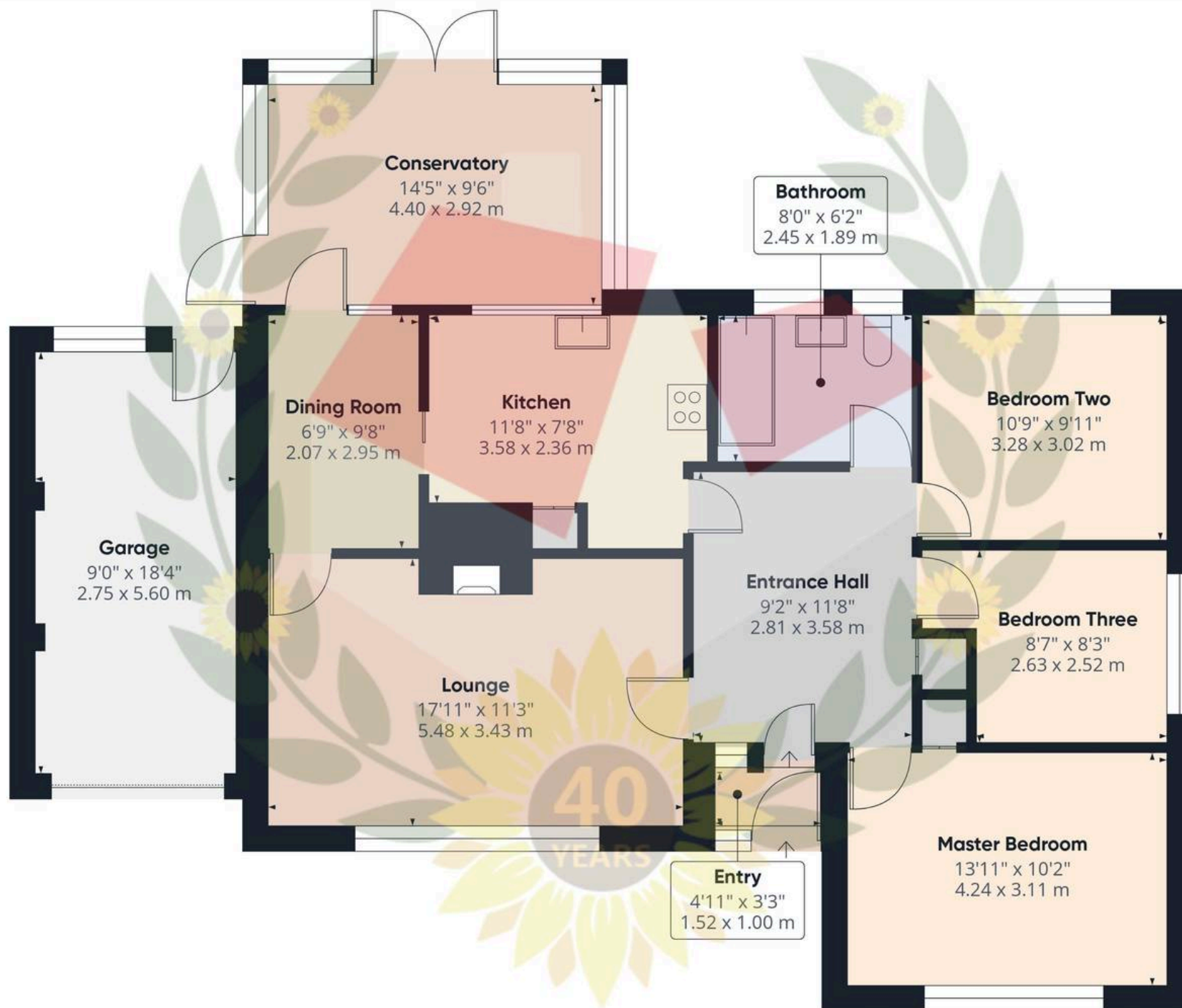
Water: Mains

Sewerage: Mains

Broadband: Copper Wire

Easements/Rights: Wayleave consent relating to telegraph pole on edge of front garden with Western Power/National Grid





Approximate total area⁽¹⁾

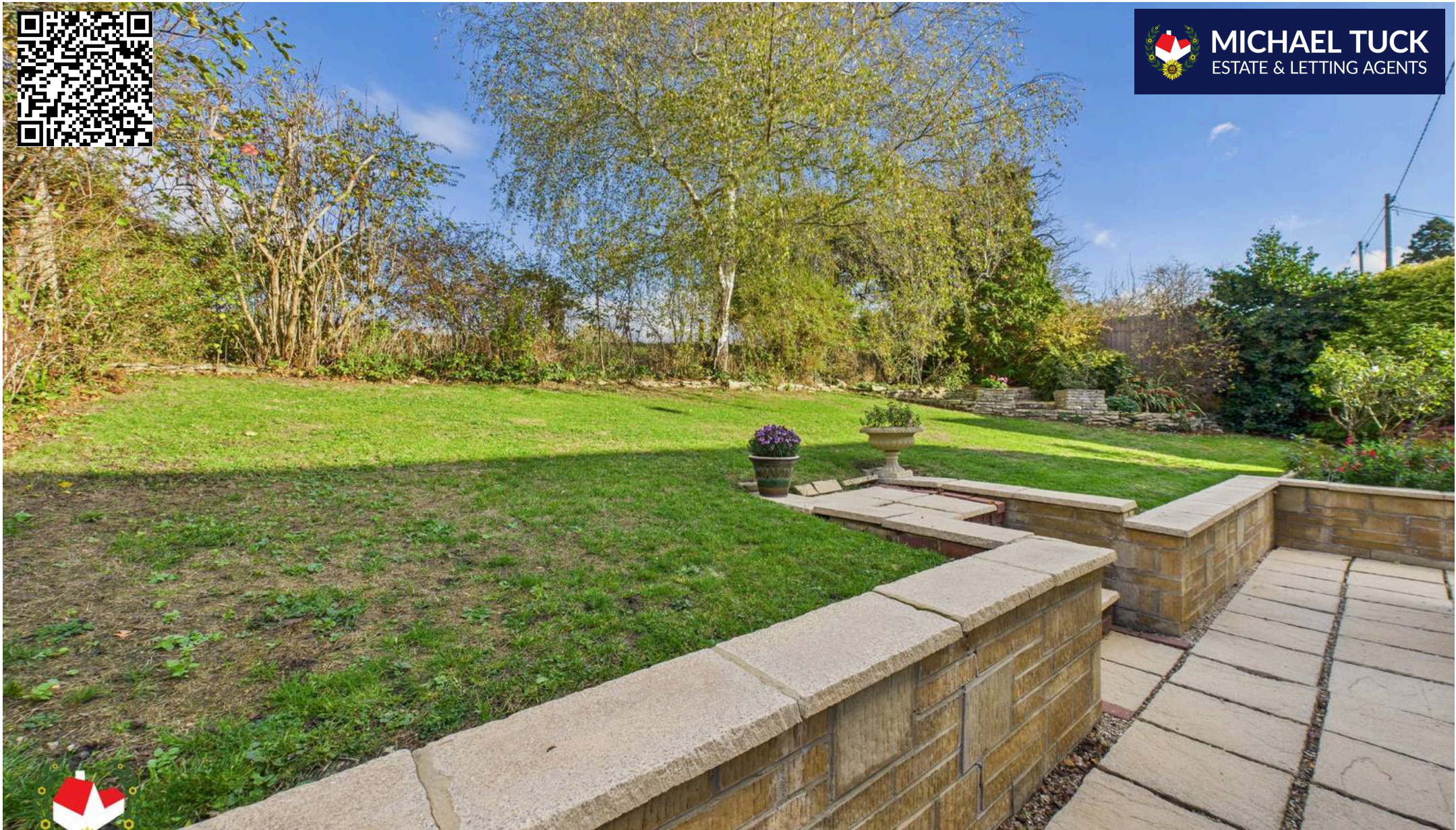
1208 ft²

112.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Michael Tuck Tewkesbury

4 Columbine Road, Walton Cardiff – GL20 7SP

01684 642642 • estates.tewkesbury@michaeltuck.co.uk • www.michaeltuck.co.uk



Important notice: Michael Tuck, its clients and any joints give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Michael Tuck have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.