



Augustus Drive ,
Alcester, B49 5HH

Available at Offers In The Region Of £325,000



A great opportunity to acquire a Detached Bungalow situated in a desirable and sought-after location a short walk from the High Street and the centre of Alcester, offered For Sale with NO UPWARD CHAIN.

The property although in need of Updating and Modernisation, is set in good size gardens front and rear with the rear garden being fully enclosed with a sunny, westerly aspect. There is a good size block-paved Driveway to front and side providing parking for at least 3 vehicles which then leads down to the Detached Garage, situated in the rear garden. Both gardens are filled with many maturing shrubs and small trees.

Internally, the bright accommodation, which benefits from uPVC double glazing and gas central heating, offers; a Reception hall with access to the fitted Kitchen with Dining area and external door to side and, a good size Living room with picture window to the front.

From the living room a door opens to an Inner Hall with access to the Two Bedrooms and a fitted Bathroom. Bedroom1 has built-in wardrobes and Bedroom 2 has a window and door opening out to a uPVC double glazed Conservatory which stretches across the rear of the property.





Tax Band: D

Council: STRATFORD

Tenure: Freehold

Alcester dates back to around AD 47 and was founded by the Romans as a walled fort on the confluence of the River Arrow & the River Alne and boasts a wealth of stunning characterful properties. The Town has developed into an extremely popular place to live with a strong community who are rightly proud of their Town. The historic High Street offers a range of independent shops & cafés in addition to restaurants and pubs and a Waitrose supermarket. The quality of local schools is a big draw to the Town including the extremely well regarded Alcester Grammar School. For more comprehensive amenities, nearby Stratford upon Avon offers a wealth of facilities including the world famous Royal Shakespeare Theatre. Fast train services from Warwick Parkway give access to London in a little over an hour.

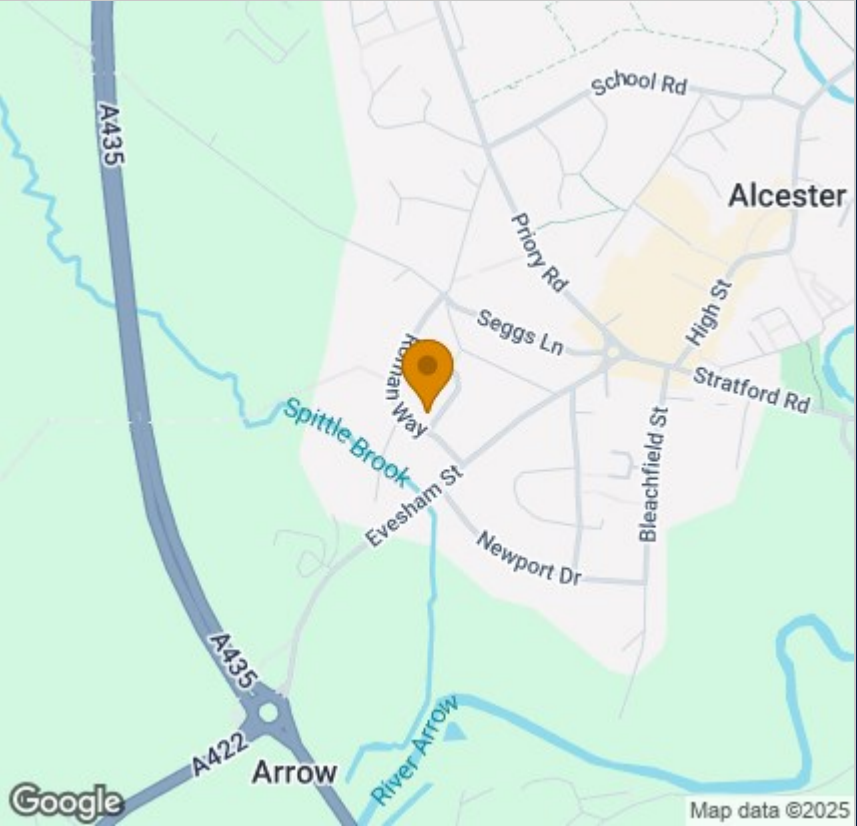
Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

49A High Street, Alcester, Warwickshire, B49 5AF
Tel: 01789 868587 Email: alcester@jeremymcginns.com
www.jeremymcginns.com

Map



Energy Performance

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		
	70	78
EU Directive 2002/91/EC		
England & Wales		

Jeremy McGinn & Co