



tag



SALES & LETTINGS



Walnut Cottage Farm Lane, Tewkesbury, GL20 7HF **Asking Price £350,000**

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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 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 EU Directive 2002/91/EC		

Situation

The delightful village of Bredon lies on the lower slopes of Bredon Hill beside the River Avon. Dating back to the early Bronze Age it has a history of farming and community, right up to the present day. With a number of listed buildings including a Norman church and a 14th Century threshing barn.

Situated just three miles from Tewkesbury, it has a large, established and popular residential community. with the benefit of a village shop and post office, primary school, doctors' surgery, village hall , park, tennis courts, cricket club and two public houses. Its proximity to the motorway and the railway station makes it an ideal location.

PROPERTY SUMMARY

NO ONWARD CHAIN

Detached Cottage

Village Location

Two Bedrooms

Sitting Room

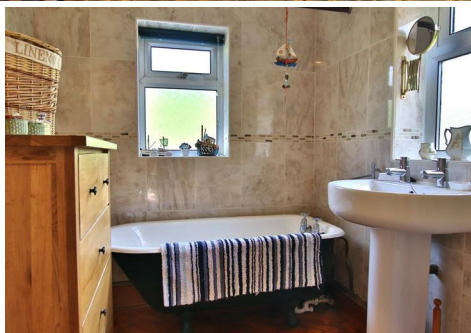
Kitchen/Dining Room

Bathroom with Shower Cubicle

Garage & Off Road Parking

Gas Central Heating

Council Tax Band C



Description

TAG Sales and Lettings is excited to present this charming two-bedroom cottage located in the village of Bredon. This property offers a unique opportunity for anyone searching for a home with character. Nestled in a picturesque setting, it is ideal for those who wish to enjoy village life while remaining conveniently close to local amenities. The property is available for sale with no onward chain.

The cottage features a welcoming reception room, perfect for relaxing or entertaining guests. From this room, you can access the kitchen-dining room, which has space for a range cooker and double doors that open out to the rear garden. Adjacent to the kitchen is a utility room that connects to the family bathroom, which includes a freestanding bath and a separate shower cubicle.

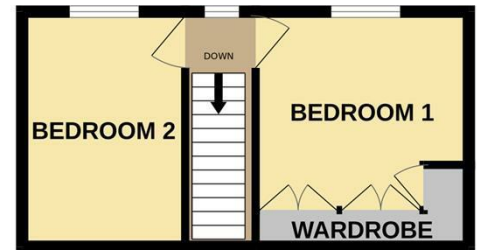
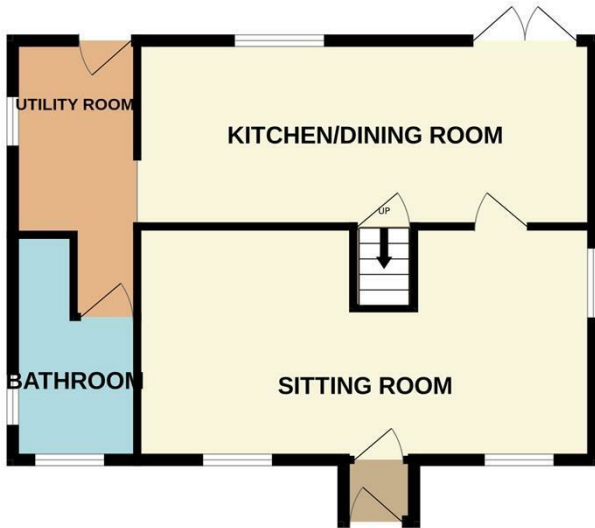
Stairs lead from the kitchen-dining room to the first floor, where you'll find two double bedrooms. The master bedroom offers built-in wardrobes, along with a toilet and sink.

Externally, the rear garden is private and can be accessed by stepping up from the kitchen. It features steps leading to a pond or water feature, making it a lovely suntrap during the summer months. A standout feature of this property is the single garage, with parking space available for two vehicles.

Don't miss out on this opportunity—book your viewing today!

GROUND FLOOR

1ST FLOOR



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.
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Sitting Room

21'10 (max) x 11'02 (max)
narrowing to 7'03 (643.13m (max)
x 3.40m (max) narrowing to
2.21m)

Kitchen / Dining Room

21'07 x 8'10 (6.58m x 2.69m)

Utility Room

6'00 x 9'03 (1.83m x 2.82m)

Bathroom

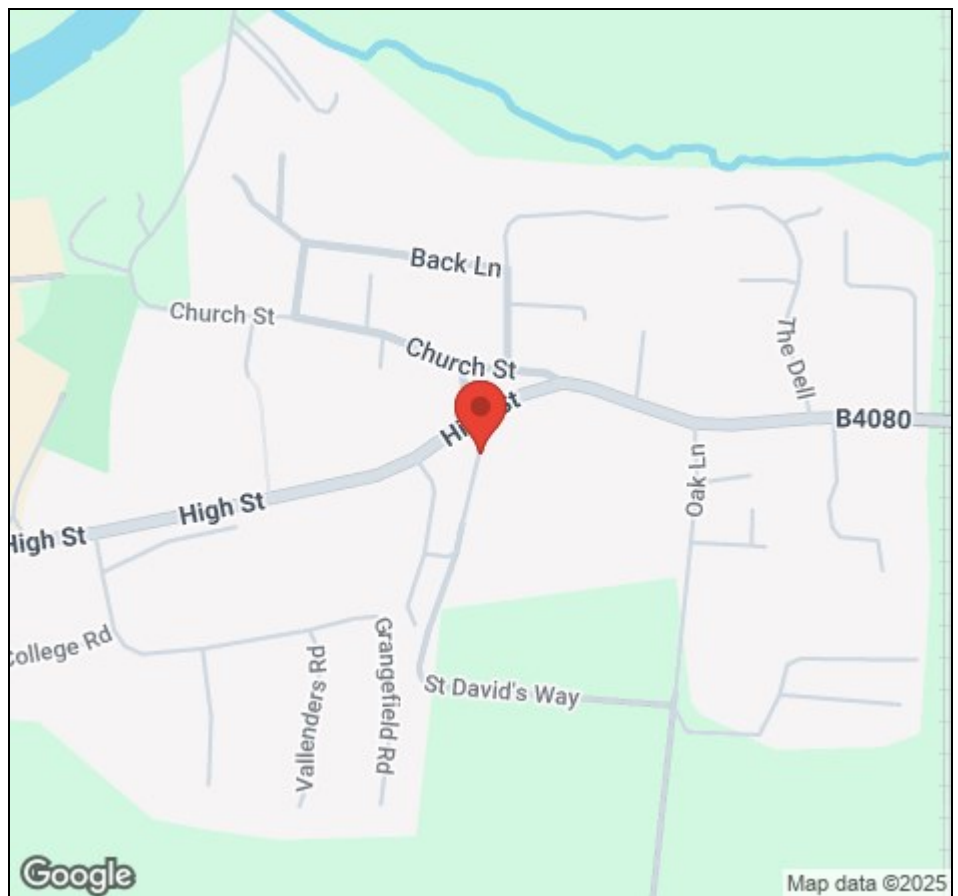
5'11 x 7'03 (1.80m x 2.21m)

Bedroom 1

9'06 x 10'02 (2.90m x 3.10m)

Bedroom 2

5'11 x 7'07 (1.80m x 2.31m)



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

Email: info@tagsalesandlettings.co.uk

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.

P Gregory & V Davis trading as TAG Residential Lettings LTD.