



tag

estate agents



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£435,000

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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 | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Situation

Strensham is a village situated on the outskirts of the idyllic village of Twyning. Twyning benefits from many local amenities including a choice of two public houses, village shop, primary school, village hall, park, tennis club and riding school. The village also has easy access to the M50 motorway and A38.

Strensham is located only approximately three miles away from the historic market town of Tewkesbury which benefits from a library, theatre, leisure centre and a variety of shops and restaurants.

PROPERTY SUMMARY

THREE BEDROOMS

Village Location

En Suite Bathroom and Dressing Room to Principal Bedroom

Living Room

Dining Room with Double Doors to the rear garden

Garage

Private rear Courtyard Garden

Off Road Parking

Oil Central Heating and double Glazing

Council Tax Band E



Description

TAG Estate Agents are pleased to bring to the market this fantastically presented 3 bedroom detached village home in Strensham.

On approach to the property, there is parking for two cars, a path leads to the front door, where a welcoming entrance hall greets you. Doors lead from here to a cloakroom, with low level W/C and wash hand basin and a beautiful living room, with wood burning stove and patio doors leading to the rear courtyard garden, a large picture window, enjoying views over the front garden. From the living room, a door leads into a beautifully fitted kitchen with breakfast bar positioned under a window with views looking over the rear garden. An inner hall leads down to the integral garage, which is fitted with utility items and sink with single drainer bowl and hot and cold taps. Returning to the inner hall, a further door takes you into the dining room, which is a spacious room, with window looking out the front of the property and patio doors leading into the rear garden.

Stairs rise from the entrance hall to the first floor, where there are three double bedrooms, bedroom one is a lovely size, with views over the front garden and a beautiful dressing room, this leads into an en suite bathroom, with bath and shower over, low level W/C, wash hand basin and obscure glazed window to the rear. There are two further bedrooms on this floor, and a family shower room, with walk in shower cubicle, low level W/C and wash hand basin.

Outside, the property has a rear garden, which is laid to patio with a walled enclosure.

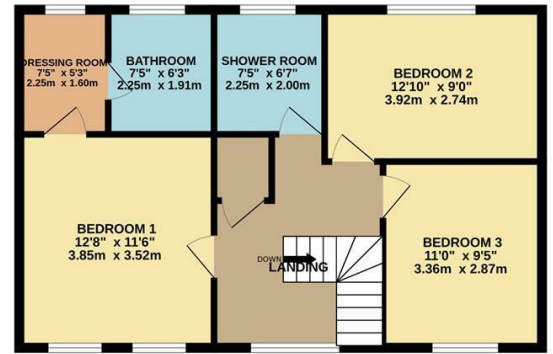
The property is further complemented by Gas Central Heating and Double Glazing.

This property is presented to a very high standard and early viewing is advised, to avoid disappointment.

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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Living Room

11'08 x 19'06 (3.56m x 5.94m)

Kitchen

9'02 x 12'01 (2.79m x 3.68m)

Dining Room

15'10 x 9'08 (4.83m x 2.95m)

Cloakroom

5'10 x 2'9 (1.78m x 0.84m)

Garage

9'06 x 16'11 (2.90m x 5.16m)

Bedroom 1

11'08 x 12'04 (3.56m x 3.76m)

En Suite Bathroom

6'07 x 6'11 (2.01m x 2.11m)

Bedroom 2

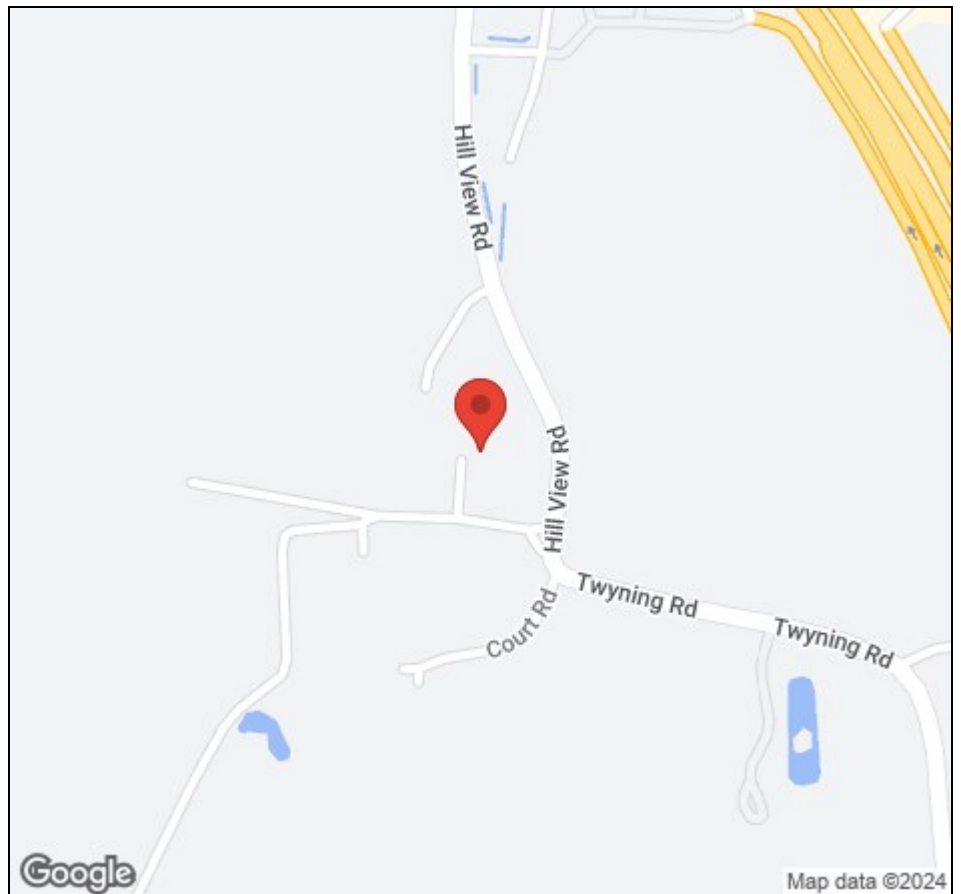
12'05 x 8'11 (3.78m x 2.72m)

Bedroom 3

9'08 x 10'05 (2.95m x 3.18m)

Shower Room

6'06 x 6'08 (1.98m x 2.03m)



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

Email: info@tagestateagents.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 Estate Agents Ltd.