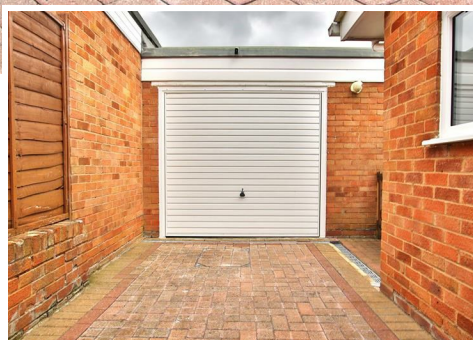




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estate agents



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Offers Over £375,000

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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	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	EU Directive 2002/91/EC

Situation

Holly Green is located in the south of Worcestershire, on the east bank of the River Severn, near Upton-upon-Severn.

The village is located on the A38 road that runs roughly parallel to the River Severn, on its Tewkesbury to Kempsey stretch, and on the A4104, which crosses the Severn at Upton.

The village includes the Blue Bell public house and is approximately 6 miles from Tewkesbury and 10 miles from Worcester, where larger commuter links can be found.

PROPERTY SUMMARY

NO ONWARD CHAIN

Three Bedrooms

New Kitchen

Refurbished Throughout

Village Location

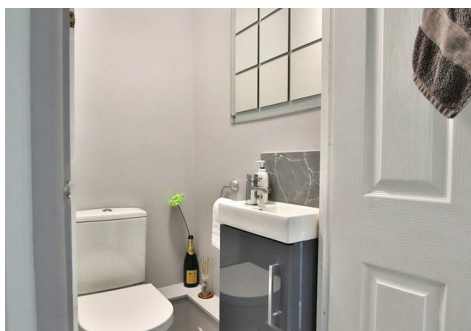
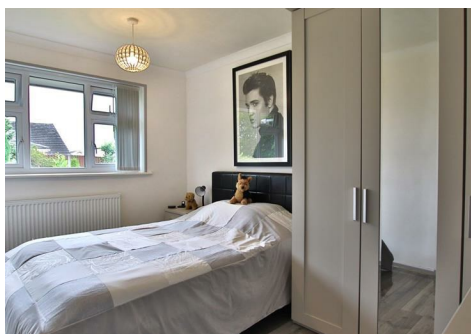
Family Bathroom And Separate Cloakroom

Detached Garage With Gated Driveway

Summer House With Power And Lighting

Private Garden

Council Tax Band D



Description

TAG Estate Agents are delighted to present this newly refurbished three-bedroom bungalow in Holly Green, just outside the village of Upton-Upon-Severn offered for sale with NO ONWARD CHAIN.

This beautiful home offers a warm and inviting living room with an electric fireplace, perfect for family evenings. From the living room, you'll find an internal hallway leading to two spacious double bedrooms, an additional single bedroom that can be utilized as a children's playroom or a dining area, a recently updated bathroom with a shower over the bath, a convenient cloakroom, and a modern, newly fitted kitchen.

The kitchen provides access to the driveway, leading to the detached garage with a new up-and-over garage door. A gate opens to a private garden, ideal for family gatherings and outdoor fun. The garden also features a newly fitted detached summer room with power and lighting, offering a great space for family activities. Additionally, a garden shed completes the garden, providing extra storage for outdoor equipment and toys.

The property has been upgraded with new oil-fired central heating, including a recently replaced boiler, radiators, and tank. You'll also find new flooring throughout, ample off-road parking, and a detached single garage, providing plenty of space for family vehicles and outdoor gear.

Don't miss out on this wonderful family home! Contact our office today to schedule your viewing.

GROUND 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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Porch

8'01 x 4'06 (2.46m x 1.37m)

Living Room

19'00 (max) narrowing to 15'09 x 13'07 (5.79m (max) narrowing to 4.80m x 4.14m)

Cloakroom

3'7" x 2'10" (1.1m x 0.88)

Kitchen

6'07 x 11'08 (2.01m x 3.56m)

Bedroom 1

10'04 x 12'11 (3.15m x 3.94m)

Bedroom 2

7'11 x 12'06 (2.41m x 3.81m)

Bedroom 3 / Dining Room

7'09 x 8'06 (2.36m x 2.59m)

Bathroom

6'05 x 5'05 (1.96m x 1.65m)

Garage

20'01 x 10'02 (6.12m x 3.10m)

Summer House

11'09 x 9'06 (3.58m x 2.90m)



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.