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estate agents



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Offers In The Region Of £660,000

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			91
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	
(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

Aston-on-Carrant is located near Ashchurch, which is just on the outskirts of Tewkesbury and within close proximity to the local train station and with good links to junction 9 of the M5 motorway for commuting. Ashchurch has a local primary school, village hall and St Nicholas Church.

Tewkesbury's historic market town is located only three miles away, which boasts a variety of shops, cafes and restaurants. It further benefits from a leisure centre, theatre and library and supermarkets.

PROPERTY SUMMARY

Detached Bungalow
 Four Bedrooms
 Living Room With Log Burner
 Newly Fitted Shower Room
 Dining Room
 Kitchen/Breakfast Room
 Double Garage
 Garden With Views
 Double Glazing
 Council Tax Band F



Description

TAG Estate Agents is pleased to present this detached family bungalow located in the rural area of Aston-on-Carrant.

This welcoming home features a bright entrance hall and a versatile study that can easily serve as a fourth bedroom for guests or a playroom for children. The cozy living room includes a log burner, and there is a separate dining room that is perfect for family gatherings. The property also boasts a kitchen/breakfast room and a convenient utility room.

Inside, you will find three comfortable bedrooms, with the master bedroom benefiting from an en-suite bathroom. Additionally, a newly fitted shower room adds convenience for the entire family.

The outdoor space is equally impressive, with well-maintained gardens surrounding the bungalow, offering plenty of room for children to play and explore. Families will appreciate the workshop for DIY projects, a detached double garage for ample storage, and plenty of off-road parking for visitors.

Don't hesitate—book your viewing today!

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.
Made with Metropix 62025

Living Room

17'04 x 11'10 (5.28m x 3.61m)

Dining Room

11'07 x 10'05 (3.53m x 3.18m)

Kitchen/Breakfast Room

21'11 x 9'11 (6.68m x 3.02m)

Utility Room

7'09 x 11'10 (2.36m x 3.61m)

Bedroom 1

14'03 x 11'03 (4.34m x 3.43m)

En Suite Bathroom

9'04 x 7'00 (2.84m x 2.13m)

Bedroom 2

11'10 x 10'01 (3.61m x 3.07m)

Bedroom 3

10'11 x 10'02 (3.33m x 3.10m)

Bedroom 4/Reception Room

11'07 x 9'05 (3.53m x 2.87m)

Shower Room

8'08 x 4'05 (2.64m x 1.35m)

Double Garage

19'09 x 23'11 (6.02m x 7.29m)



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.