



# tag

estate agents



**90 Carrant Road, Tewkesbury, GL20 8AD**  
**Guide Price £397,000**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(61-91)	B		
(69-80)	C		
(55-68)	D	71	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Situation

Mitton is a popular and much sought-after area to the North of Tewkesbury, conveniently located only a short walk from Tewkesbury High Street, yet with the benefit of its own Primary School, OFSTED rated good and Pre School, OFSTED rated outstanding. There is the added benefit of a newsagents, hairdressers, barbers, convenience store, launderette and fabulous Farm Shop - Woody's. There is also a garage close by incorporating a supermarket.

Tewkesbury itself, is centrally located between Cheltenham, Evesham and Worcester, close to the M5.

In addition to a wide range of shops, the town centre has many stunning Tudor buildings and a wealth of leisure, health, educational and arts facilities, including schools (pre-school, primary and secondary), theatre, hospital, swimming pool, library and supermarkets, whilst its close proximity to the motorway and railway station provides easy access to the rest of the country.

## PROPERTY SUMMARY

**NO ONWARD CHAIN!**

Four Bedrooms

Living Room

Fabulous Open Plan Kitchen / Dining Room

Conservatory

Downstairs Bathroom

1st floor family bathroom

Large Garden backing onto fields

Gas Central Heating and Double Glazing

Council Tax Band C



## Description

**NO ONWARD CHAIN!** If space is what you need, then look no further than this impressive 4 bedroom semi detached home on the popular development of Mitton.

On entering the property, a welcoming entrance hall, provides space for shoes and coats. A door leads from here to the living room, which is larger than average size, with window to the front of the property and an open fire for those cosy nights in. Returning to the hallway, a door leads into the downstairs bathroom, with bath and shower over, low level W/C and wash hand basin. A further door leads from the hall into a large kitchen / dining / conservatory. This is an amazing space, with patio doors leading to the rear garden, with space for a range cooker, 2 separate sinks, a breakfast bar area and plenty of storage and worktop space. This kitchen really is a cooks dream, with so much space to muster up some culinary delights, also being open plan to the dining area and conservatory, which also has doors leading to the rear garden, it creates such a sociable environment, perfect for entertaining and wonderful summer BBQ's, where the generous rear garden takes on its own. Additionally, there is a door leading from the end of the kitchen, into the garage, this space is now used as storage but remains aesthetically a garage from the front of the property.

The first floor is home to 4 double bedrooms and a family bathroom with bath and shower over, low level W/C and wash hand basin. Bedroom one is located to the rear of the property taking full advantage of views over the garden and fields beyond.

To the front of the property, there is a block paved driveway, able to accommodate 3 - 4 cars. The rear garden is huge, a patio area sits directly from the conservatory and the kitchen, with gated access to the rear garden, which backs down to the fields beyond, where there is a pedestrian gate allowing access, perfect for anyone who owns dogs, or enjoys walking.

This really is an exceptional family home.



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

22'10 x 11'4 (6.96m x 3.45m)

### Kitchen / Dining Room

29'6 x 26'3 (8.99m x 8.00m)

### Conservatory

7'8 x 6'10 (2.34m x 2.08m)

### Bathroom

12' x 5'8 (3.66m x 1.73m)

### Bedroom One

12'9 x 9'4 (3.89m x 2.84m)

### Bedroom Two

11'6 x 9'10 (3.51m x 3.00m)

### Bedroom Three

11'2 x 8' (3.40m x 2.44m)

### Bedroom Four

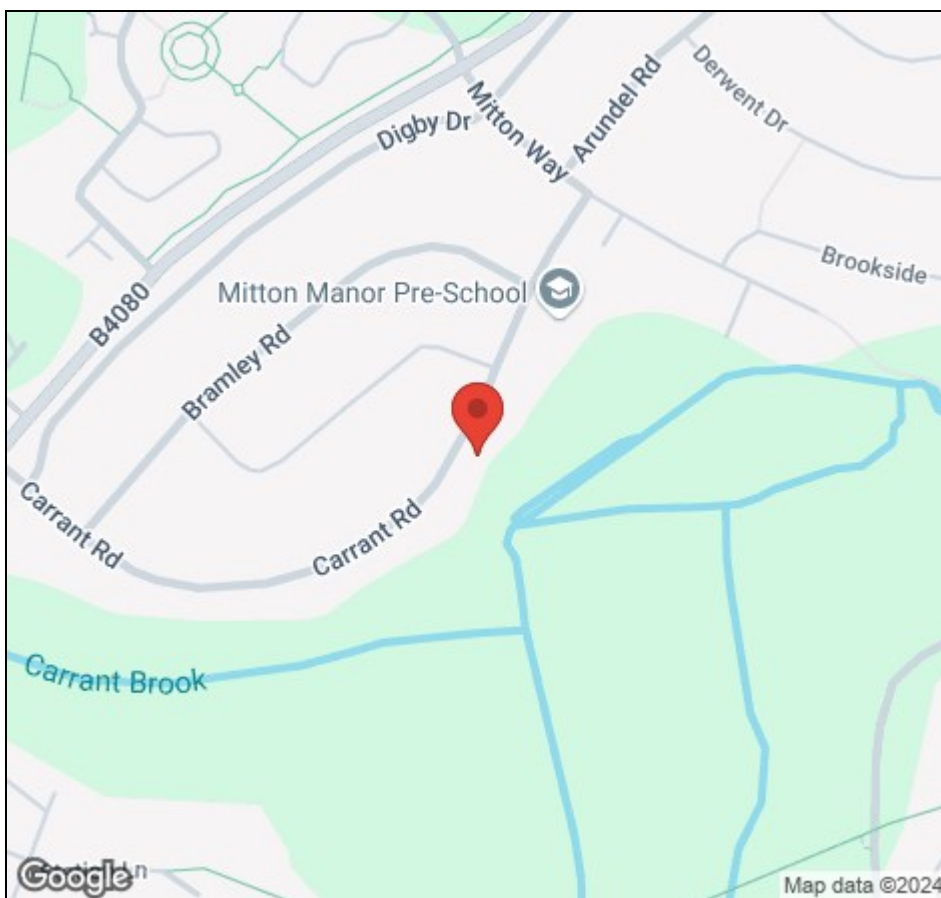
10'10 x 8'1 (3.30m x 2.46m)

### Bathroom

9'11 x 7'11 (3.02m x 2.41m)

### Storage Room

7'6 x 8'2 (2.29m x 2.49m)



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

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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.