

14 & 16 Broad Street,
Persore, Worcestershire
WR10 1AY



Telephone: 01386 555368

ESTATE AGENTS

25 Bredon Lodge
Bredon,
GL20 7LP

For Sale

Offers over £210,000



A TWO DOUBLE BEDROOM COTTAGE STYLE RETIREMENT HOME FOR THE OVER 55's SET WITHIN THIS POPULAR BREDON HILL VILLAGE NEAR TO AMENITIES AND WITHIN A DEVELOPMENT OF SIMILAR PROPERTIES WITH GARDEN AND CONSERVATORY

Entrance Porch, Hallway, Cloakroom/Shower, Lounge, Dining Room, Conservatory, Kitchen/Breakfast Room, Two Bedrooms, Bathroom, Front and Rear Garden, Parking.

Council Tax D, EPC:D(67)

Residential Sales Particulars

25, Bredon Lodge, Bredon, Nr Tewkesbury, Gloucs. GL20 7LP

Situation

Number 25 Bredon Lodge is situated within a development of similar retirement properties for the over 55s and this property enjoys an end terraced location being open to the front and the rear allowing good natural light. There is a conservatory attached to the rear, a lounge and separate dining room, fitted kitchen overlooking the rear garden. There is a cloakroom from the hall which also has a shower fitted. On the first floor there are two double bedrooms and a bathroom to include fitted wardrobes in the bedrooms.

The property is heated with modern electric radiators and has double glazing, there is pleasant frontage and a useful garden store to the front. The parking is not allocated.

The village of Bredon is on the south side of Bredon Hill and approximately three miles from Tewkesbury where there is junction 9 for the M5 motorway. Cheltenham is approximately 15 miles distant. Bredon Village has good amenities to include doctors' surgery, picturesque church and public houses. There is a popular village stores and there are riverside walks and access to walking on Bredon Hill.

There is no onward going chain with the purchase of this property.



Viewing

BY APPOINTMENT ONLY

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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Property Comprises

UPVC half panelled glazed entrance door with security lock.

Entrance Porch with opaque glazed windows, ceiling light. Further door being opaque panelled glazed leads into

Hallway with ceiling light, Dimplex electric heater and BT point. High level consumer unit, power point and useful under stair storage cupboard. Stairway leading to first floor and doors off to

Cloak Room comprising low flush WC, pedestal hand wash basin, stop tap and base level storage cupboard. Cubicle shower with Mira electric shower having shower head on wall bracket, tiled surrounds. Folding screen shower door and support handles. Chrome towel rail / radiator, extractor fan and wall mirror, Dimplex fan heater and pull cord light switch.



Lounge measuring approximately 12' x 12'4" (3.76m x 3.66m) with front elevation double glazed window, TV aerial socket, multi socket power points and Open Reach master telephone socket. Electric panelled radiator. Fireplace with electric fire inset and surround, wall light points, pendant light and coved ceiling. Archway through to



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Dining Room measuring approximately 7'10" x 8'7" (2.39m x 2.62m) with electric panelled radiator, multi socket power points and pendant light. Panelled glazed door with side panels into



Conservatory measuring approximately 8' x 7'6" (2.44m x 2.29m) with multi socket power point, wall light point.

Kitchen / Breakfast Room measuring approximately 8'7" x 10' (2.62m x 3.48m) with rear elevation double glazed window with roller blind, laminated single drainer sink unit with mixer tap. Ample work top surfaces and base level storage cupboards with drawers. Space for automatic washing machine and space for dishwasher. Ample power points, wall mounted storage cupboards and space for freezer. Built-in oven and grill, ceramic tiled surrounds, 4-ring ceramic hob top and electric panelled radiator. Ceiling light, linoleum tiled patterned floor covering.



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Stairway from the hall with banister rail and balustrading leads up to first floor.

Landing with electric panelled radiator, access hatch to roof void. Pendant light, airing cupboard housing lagged hot water tank with immersion heater and slatted shelving.

Bedroom One measuring overall approximately 9'9" 13'3" (2.97m x 4.31m) with linen cupboard over stairway with slatted shelving. Double fronted wardrobe cupboard and fitted wardrobe cupboards. Matching bedside tables. Multi socket power points, dressing table with 4 drawers and front elevation double glazed window, pendant light.



Bedroom Two measuring approximately 10'9" x 11'6" (3.28m x 3.50m) to include built-in wardrobe cupboard, rear elevation double glazed window, electric panelled heater and pendant light.



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Bathroom comprising panelled bath with tiled surrounds, Mira electric shower with shower curtain on rail. Pedestal hand wash basin and low flush WC. Opaque double-glazed window with roller blind, shaver point and ceiling light. Wall mirror, chrome panelled electric radiator.



Outside the property

To the rear there is pleasant garden area and paved terrace. Outside mains tap, gravelled and planted borders. The rear garden is enclosed and has pedestrian garden gate onto communal lawned area.



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To the front of the property, there is gravelled sitting area. There are paved walkways. There is useful lean-to garden store for bins.

The parking is not allocated, there is space for the residents to park.

Services Mains' electricity, water and drainage are connected to this property. Telephones and extension points are subject to BT transfer regulations.

Fixtures & Fittings: Only those items specified in these details are included in the sale of the property.

Tenure: Freehold

Service Charge: Rooftop Housing - £1037.24 per annum.

Local Authority: Wychavon District Council,

The Civic Centre,
Station Road,
Persnore
WR10 1PT Telephone 01386 565000

Council Tax: **Band D**