



12a Oak Gardens, Bredon
Tewkesbury

Guide Price **£450,000**

 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY



12a Oak Gardens

Bredon, Tewkesbury

- No onward chain.
- A spacious four-bedroom link-detached property
- Spacious open plan fitted kitchen/breakfast room
- Two reception rooms Downstairs cloakroom
- Main bedroom with en-suite shower room
- Landscaped gardens
- Parking for three vehicles
- Gas-fired central heating & double glazing throughout

A beautifully present, four-bedroom link-detached property with an open plan kitchen/breakfast room, two reception rooms, main bedroom with en-suite, downstairs cloakroom.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



The accommodation comprises an entrance porch, hallway with access to the cloakroom and a galleried staircase to the first floor, an open plan kitchen/breakfast room with fitted wall & base units, double oven, hob, extractor fan, dishwasher, breakfast bar area, access to a larger cupboard and additional access to a utility room. The living room has a lovely Victorian-style fireplace surround with a gas fire inset and an opening into the dining room, with French doors to the rear garden.

To the first floor is a galleried landing area, bedroom one with a built-in wardrobe and access to an en-suite shower room, two further double bedrooms with built-in wardrobes, a fourth bedroom and a family bathroom with a bath and independent shower.

The property also benefits from gas fired central heating, double glazing throughout and access to a high-speed broadband internet connection.

External

To the front of the property is a small garden area, a gravelled driveway with parking for three vehicles, and access to the garage.

The landscaped rear garden has an arched patio area to the rear of the property which continues to a circular seating area, a lawn area and mature flower beds.

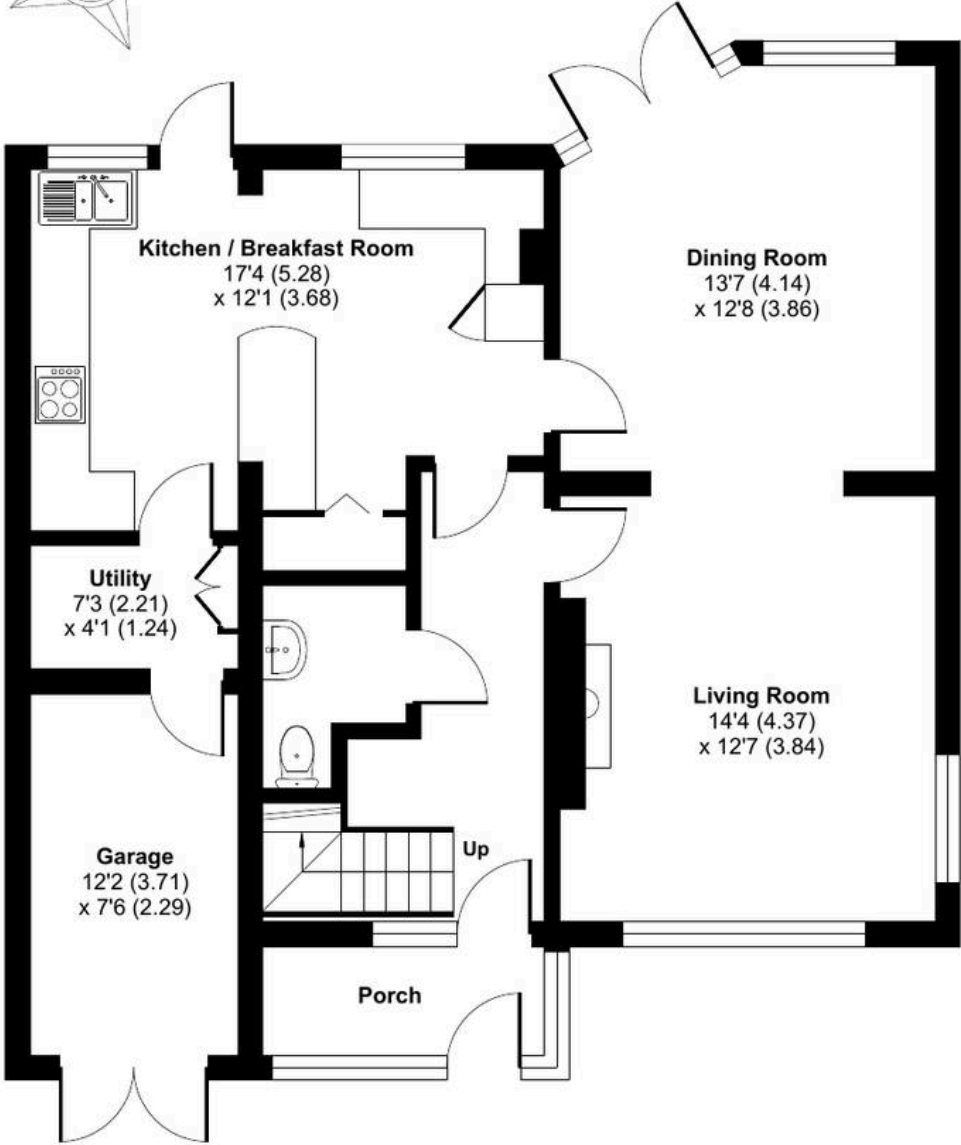




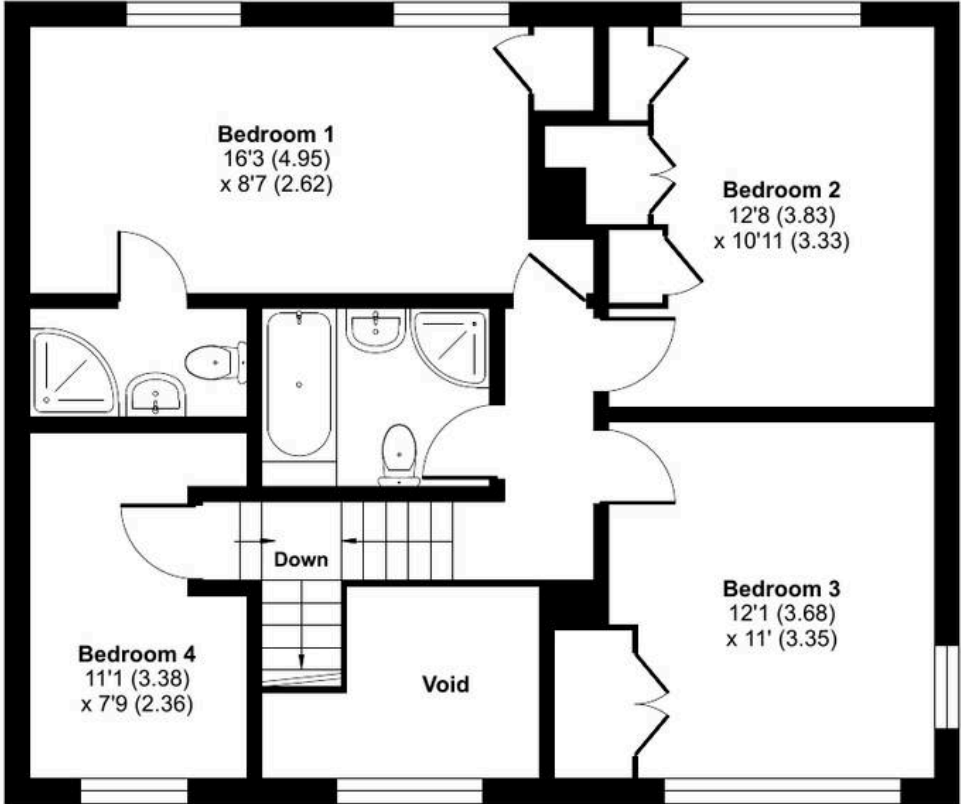
Oak Gardens, Bredon, Tewkesbury, GL20

Approximate Area = 1500 sq ft / 139.3 sq m (excludes void)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Jason Jones & Associates. REF: 1195133



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