



**Eckington Road, Bredon, Tewkesbury, GL20 7EY**

**£525,000 Freehold**

**hmt**  
SALES & LETTINGS

This 4 bedroom chalet bungalow was subject to a re-build in recent years and also benefits from planning for a granny annex to the side. The property is set within approximately an acre of grounds with plentiful parking and beautiful views to the front toward Bredon hill and the Malverns to the rear. A large outbuilding offers scope for running a business from home. The accommodation comprises; Sitting room, Dining room/Bed 4, further ground floor Bedroom, Family Bathroom, Kitchen/Breakfast room, Cloakroom, Utility room and 2 first floor Bedrooms both benefitting from en-suite Shower rooms. There is also a double garage.

**£525,000 Freehold**





### Entrance

Entrance door to entrance porch leading to hall, polished wood floor boards, stairs to first floor, understairs storage cupboard, double radiator, doors to all rooms

### Sitting room

Double glazed bay window to front, double glazed window to the side, feature marble effect fireplace, vertical radiator.

### Dining room/Bed 4

Double glazed window to side, polished wood floor boards.

### Kitchen/Breakfast room

Double glazed window overlooking the rear garden, French doors leading to decked area, tiled floor throughout. Range of solid wood eye and base level units with roll edge work surfaces, one and a half bowl single drainer sink unit with

mixer tap attachment over and cupboard under, plumbing for dishwasher, space for range cooker, cooker hood over, space for fridge freezer.

### Utility room

Double glazed door and window to side, cupboard housing hot water cylinder and boiler providing domestic hot water and central heating, plumbing for washing machine and space for tumble drier, radiator, tiled floor, coat hanging space.

Cloakroom with Low flush WC , double glazed window to side.

### Bedroom 3

Painted floor boards, double panel radiator, double glazed window to the front.

### Bathroom

Suite comprising; large walk-in shower cubicle with fitted rain shower head and separate hand held riser. Free standing bath, pedestal wash hand basin, low flush WC. Double glazed window to the side. Polished wooden floorboards and stainless steel towel ladder.

### First Floor Landing

Doors to bedrooms, access to small loft space.

### Bedroom 1

Double glazed window to the front with open views to Bredon hill, double glazed window to side, double panel radiator, built-in wardrobe with hanging rail and shelving. Door to shower room.

En suite Shower room

velux sky light window to the side, tiled shower cubicle, low flush WC, wash hand basin with cupboard under, stainless steel towel ladder.

### Bedroom 2

Double glazed window to the rear with views over the gardens and open fields to the Malvern hills, double glazed window to side, double panel radiator, built-in wardrobe with hanging rail and storage.

En Suite Shower room

Tiled shower cubicle with fitted shower, low flush WC, wash hand basin, Velux window to the side.

### Outside

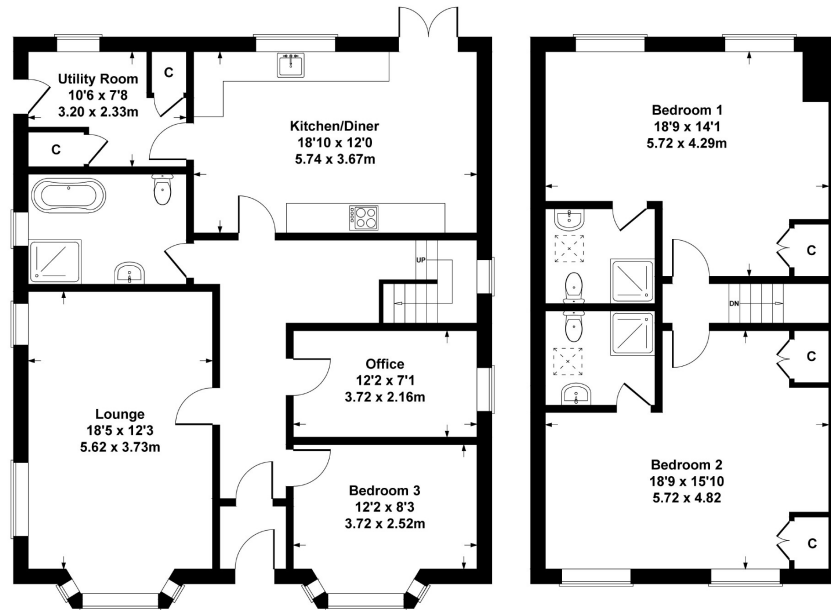
Approached from the front via a gravel drive offering parking for up to 10 vehicles leading to a double garage to one side and a large Workshop / unit with power and light (25 x 13 foot) with adjacent shed/store. IDEAL POTENTIAL FOR RUNNING BUSINESS FROM HOME.

Side access leads to the rear. Decking extends from the kitchen leading to gardens and orchard stocked with various fruit trees to include apples, pears and plums. There are lawns and flower and shrub borders and a large vegetable pot. The whole plot is about an acre and is enclosed by fencing.

HMT has not tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



**Aldwick GL20 7EY**  
Approximate Gross Internal Area  
1690 sq ft - 157 sq m



**GROUND FLOOR**

**FIRST FLOOR**

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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			96
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		74	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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