



tag
estate agents



DRAFT



7 College Road, Tewkesbury, Gloucestershire GL20 7EH
£495,000

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TAG Estate Agents Limited. Registered in England No. 05783875
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	76
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	65	72
EU Directive 2002/91/EC		

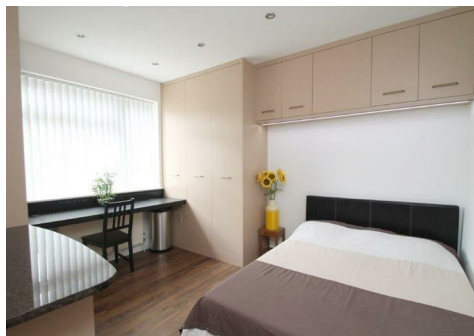
Situation

The delightful village of Bredon lies on the lower slopes of Bredon Hill beside the River Avon. Dating back to the early Bronze Age it has a history of farming and community right up to the present day, with a number of listed buildings including a Norman church and a 14th century threshing barn.

Situated just three miles from Tewkesbury, it has a large, established and popular residential community. with the benefit of a village shop and post office, primary school, doctors' surgery, village hall , park, tennis courts, cricket club and two public houses its proximity to the motorway and the railway station makes it an ideal location.

PROPERTY SUMMARY

Extended Detached House
Lounge
Kitchen/Dining Room & Utility
Five Bedrooms
Downstairs Bathroom
En Suite Bathroom
Powder Coated Aluminium Windows
Gas Central Heating
Off Road Parking
Southerly Facing Rear Gardens



Description

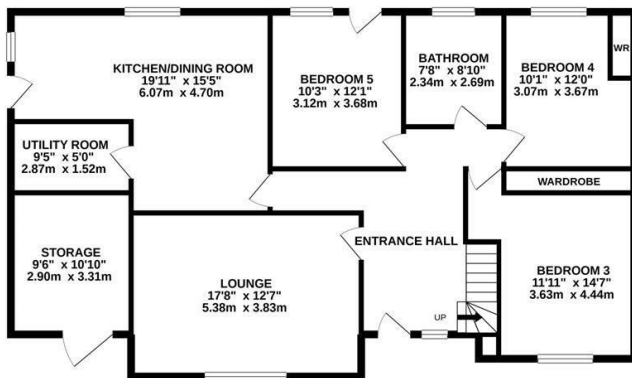
Immaculately presented and finished to a high standard with granite and quartz being used through out, Tag Estate Agents are offering for sale a beautiful extended property in the village of Bredon.

Accommodation comprises entrance hall, light and airy lounge, kitchen/dining room with built in dishwasher and Range cooker and utility room leading off. There is also a downstairs bathroom and bedrooms three, four and five with bedrooms three and four having the benefit of built in wardrobes.

On the first floor is the main bedroom measuring 21'6 x 17'10 with views over open fields, walk in wardrobe and door leading through the four piece en suite shower room. Also on the first floor is the second bedroom again with views over open fields. There is also solid oak flooring throughout upstairs.

College Road is a must see property to really appreciate what it has to offer and is also further complemented by power coated aluminium windows, gas central heating, southerly facing rear garden with two sheds that all have power and an insulated workshop, storage at the front which was part of the garage and ample off road parking to the front. Solar panels have been installed at the rear of the property that are fully transferable and covers all costs of electricity bills.

GROUND FLOOR
1264 sq.ft. (117.4 sq.m.) approx.



1ST FLOOR
896 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA : 2160 sq.ft. (200.6 sq.m.) approx.

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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Lounge

17'8 x 12'7 (5.38m x 3.84m)

Kitchen/Dining Room

19'11 max 10'1 min x 15'5 max 8'5 min (6.07m max 3.07m min x 4.70m max 2.57m min)

Utility Room

9'5 x 5'10 (2.87m x 1.78m)

Downstairs Bedroom Three

14'7 x 12'9 max 11'11 min (4.45m x 3.89m max 3.63m min)

Downstairs Bedroom Four

12'0 x 10'1 (3.66m x 3.07m)

Downstairs Bedroom Five

12'1 x 10'3 (3.68m x 3.12m)

Downstairs Shower Room

8'10 x 7'8 (2.69m x 2.34m)

Bedroom One

21'6 x 17'10 (6.55m x 5.44m)

En Suite Bathroom

12'7 x 9'5 (3.84m x 2.87m)

Bedroom Two

17'8 x 11'1 (5.38m x 3.38m)



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

Email: info@ancientgrudge.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, C Wilkinson & V Davis trading as tag estate agents