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PROPERTY
AWARDS

2017 - 2019
★★★★★

GOLD WINNER

ESTATE AGENT
IN GL17-20

Bredon's Hardwick

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**Engall
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1 Manor Cottages, Bredon's Hardwick, Tewkesbury, GL20 7EE

Quite a find, an end terrace semi rural cottage with no onward chain and ready to move straight into.

Offering the opportunity to really create the ultimate pretty cottage, with just a few decorative tweaks, this home offers space and a perfect blank canvass.

The accommodation briefly comprises of a lounge with inset electric log burner and wood laminate flooring which flows through into the kitchen/dining room at the rear of the cottage.

The kitchen area is fitted with a range of wall units with a free standing electric oven and freestanding dishwasher. There is a door into the conservatory which is the ideal space to enjoy the garden.

On the first floor there are two bedrooms and the bathroom. The spacious bathroom is fitted with a modern suite comprising of a panel bath, separate shower cubicle, low level wc and pedestal wash basin.

The property has the benefit of gas fired central heating and double glazed windows.



Outside the rear garden is laid to lawn with a patio area. There is rear access to the garden.

At the front the garden is paved providing off road parking.

Located in the semi-rural hamlet of Bredon's Hardwick between Tewkesbury and Bredon it has a local sports centre and village inn within easy walking distance. There are also excellent public transport links with neighbouring villages and Tewkesbury town centre.

The M5 motorway network, Ashchurch Rail Station and the new Designer outlet centre within 2 miles, making this an excellent semi rural base.

Approximate Distances (miles):

Tewkesbury 2;	Cheltenham 13;
Evesham 14;	Worcester 18;
Birmingham 43;	London 121

Ground Floor

Lounge	11'6"x11'5"
Kitchen/Dining room	12'6"x11'1"
Conservatory	8'5"x6'11"

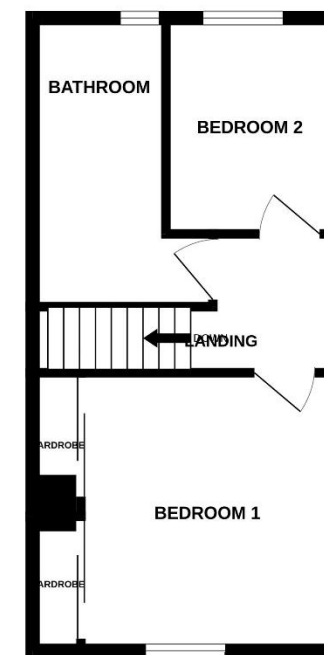
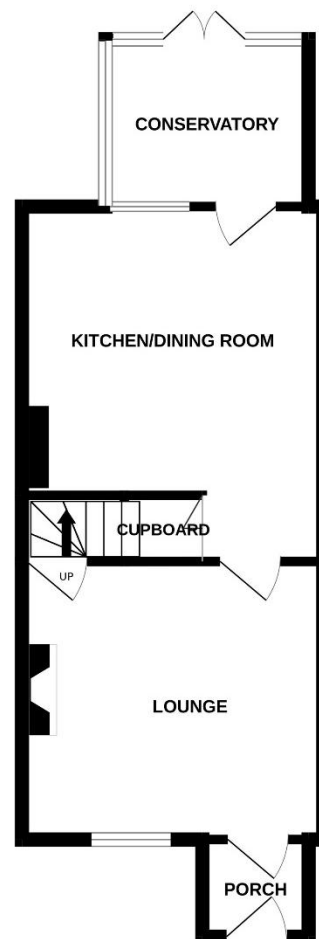
First Floor

Bedroom 1	11'4"x10'5"
Bedroom 2	8'11"x6'11"
Bathroom	12'6"x5'5"

Outside

Driveway parking

Wychavon District Council Tax Band C



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential

Not energy efficient - higher running costs	EU Directive 2002/91/EC
England, Scotland & Wales	

This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.



Guide Price £275,000 Freehold

Viewing strictly by arrangement with Engall Castle Ltd

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