



**Bredon**

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## 22 Bredon Lodge, Bredon, GL20 7LP

This is a beautifully light and spacious end terrace house located within the sought after development for the over 55s, Bredon Lodge and importantly it is a Freehold property.

Exceptionally well designed, this home provides the space and independence most buyers seek with the advantage of gardens without the hard work, whilst having a private patio and all within attractive managed grounds.

On the ground floor the light hallway leads into an attractive lounge which opens through to a dining area with patio doors leading into the conservatory - the perfect space to relax and enjoy the view over the garden.

In addition there is a patio providing space for al fresco dining and there is an opportunity for a rotary line within the gardens in close proximity to the property.

The kitchen has been fitted with modern wall and base units with work tops over and the vendors are happy to leave the electric cooker, fridge, freezer and washing machine if required.

Completing the accommodation on the ground floor is a shower room which which is fitted with a shower cubicle, pedestal wash basin and low level wc.

On the first floor there are two double bedrooms both benefitting from fitted wardrobes. The main bathroom is fitted with a panel bath with shower over, pedestal wash basin, heated towel rail and low level wc.



To the front of the property is a small low maintenance garden area ideal for pots and allocated parking. At the rear a patio overlooks the communal gardens and mature hedgerow and being a corner plot has the advantage of a wide view. There is also a small store cupboard/bin store useful for tools.

This house also benefits from a garage which has light, and two allocated parking spaces. Additional visitor parking is available at the entrance to the development.

There are double glazed windows, new modern smart, programmable electric radiators and all carpets, curtain poles, curtains and blinds will remain.

Another advantage of the property is the fact that it is freehold. The development is exclusively for over 55s and the annual service charge is approx. £1,379 per annum. This fee covers all grounds maintenance; external building maintenance including the conservatory; window cleaning; building insurance; all water usage and drainage; use of the onsite meeting room.

Bredon is a popular village with excellent local amenities including doctor's surgery; village shop and post office; hair salon; parish church; bowling green and recreation grounds; whilst being close to open countryside walks and convenient bus links to the local towns of Tewkesbury and Cheltenham.



## Ground Floor

Lounge/dining room

Lounge 12'4"x11'11"

Dining 8'8"x7'11"

Kitchen 9'10"x8'7"

Conservatory 7'6"x7'4"

Shower room

## First Floor

Bedroom 1 15'4"x9'10"

Bedroom 2 11'6"x8'8"

Bathroom 8'2"x7'5"

## Outside

Garage with light

2 allocated parking spaces

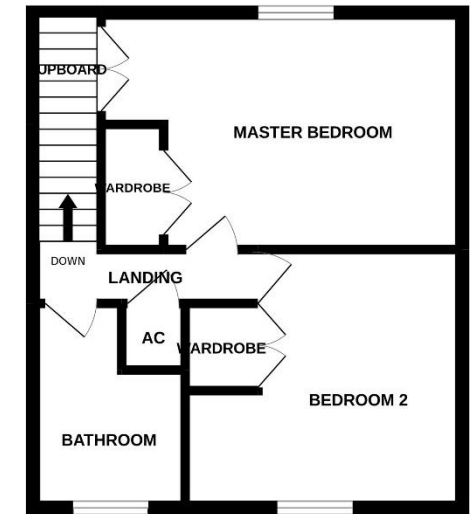
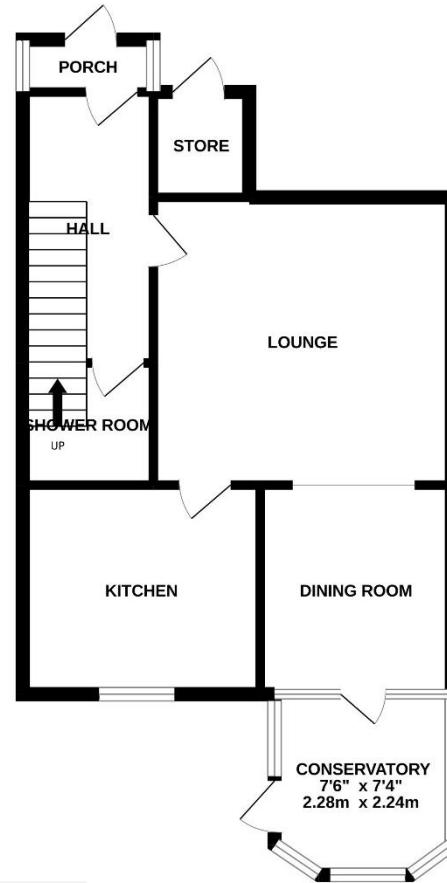
Patio

Communal Gardens

Additional visitor parking

**An annual maintenance charge of Approx £1,379 is payable per annum to Rooftop Housing** – this covers water & drainage bills; external building & grounds maintenance; building insurance; window cleaning and the 24 hr installed care line system; use of on-site meeting room.

**Wychavon District Council Tax Band D**



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82  B
69-80	C		
55-68	D	60  D	
39-54	E		
21-38	F		
1-20	G		

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.



**Vacant Possession with No Related onward Chain**  
**Guide Price £250,000 Freehold**

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