



**Bredon**

**01684 293246**

**Engall  
Castle**  
.com



# 16 Bredon Lodge, Main Road, 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 its own private low maintenance garden all within attractive managed grounds.

The accommodation briefly comprises on the ground floor of a light hallway which leads into an attractive lounge which opens through to a dining area with patio doors leading into the conservatory - the perfect space to relax.

The kitchen has been fitted with modern wall and base units with work tops over and the advantage of an integrated electric double oven, halogen hob and extractor.

Completing the accommodation on the ground floor is a ground floor wc/utility room.

On the first floor there are two double bedrooms both benefitting from fitted wardrobes. The shower is fitted with a modern walk-in shower, pedestal wash basin and comfort height wc.



To the front of the property is a small low maintenance garden area ideal for pots and a garden seat. There is also a small store cupboard/bin store useful for tools. At the rear the private patio provides the perfect space for al fresco dining, drying washing and tending to your own planted pots and benefits from gated rear access.

This house benefits from an allocated parking space. Additional visitor parking is available at the entrance to the development.

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

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. £1,350.50 per annum. This fee covers all grounds maintenance; 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 12'5"x12'

Dining 8'8"x8'

Kitchen 9'11"x8'8"

Conservatory 7'6"x7'2"

Utility/WC

## First Floor

Bedroom 1 13'3"x9'10"

Bedroom 2 11'5"x8'8"

Bathroom 8'1"x7'4"

## Outside

1 allocated parking spaces

Private rear low maintenance garden

Communal Gardens

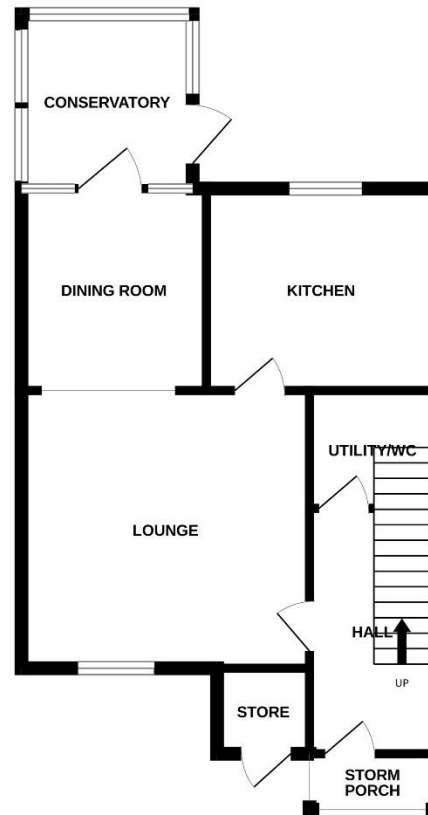
Additional visitor parking

Communal meeting room

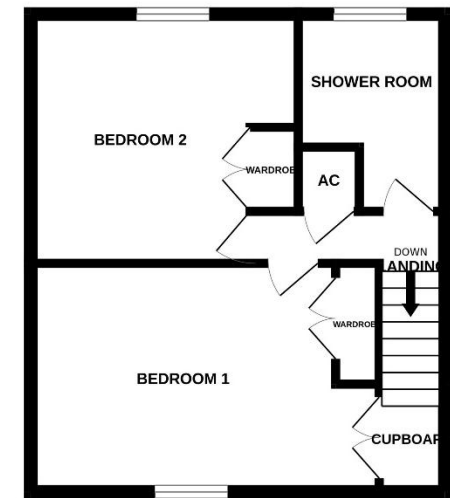
**An annual maintenance charge of Approx £1,350.50 is payable per annum to Rooftop Housing** – this covers water & drainage bills; grounds maintenance; building insurance; window cleaning and the 24 hr installed care line system; use of on-site meeting room.

**Wychavon District Council Tax Band D**

GROUND FLOOR



1ST FLOOR



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 £225,000 Freehold**

**Viewing strictly by arrangement with Engall Castle Ltd**

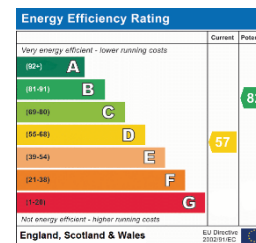
155 High Street Tewkesbury Gloucestershire GL20 5JP

Office hours: Mon – Fri 9am to 5.30pm, Sat 9am to 2pm

email: [sales@engallcastle.com](mailto:sales@engallcastle.com)

**01684 293 246**

**[www.engallcastle.com](http://www.engallcastle.com)**



## Agents Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services equipment, fittings or central heating systems have not been tested and no warranty is given or implied by Engall Castle Ltd that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures and fittings or other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and should not be relied upon for the purposes of fitting carpets or furniture etc. These property details and all statements within this document are provided without responsibility on behalf of Engall Castle Ltd or its employees or representatives and should not be relied upon as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.



