



ESTATE AGENT  
IN GL17-20

**Bredon**

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# 10 Bricknell Avenue, Bredon, GL20 7QH

With its private, landscaped rear garden, this detached home in the heart of Bredon Village is lovely.

The welcoming porch is perfect for coats and shoes and leads into the spacious hallway. To the right is a dual aspect lounge benefitting from patio doors out to the rear garden.

To the left is a large triple aspect kitchen/dining room with a door out to the side of the property. The kitchen is fitted with a range of solid wood fronted wall and base units.

Completing the accommodation on the ground floor is a guest wc.

On the first floor there are 4 good sized bedrooms and main bathroom.

The main bedroom is dual aspect and has the advantage of a contemporary ensuite bathroom and dressing area.

The main bathroom is fitted with a white suite comprising of a panel bath with shower over, pedestal wash basin and low level wc.



The property has the benefit of gas central heating, solar panels and upvc double glazed windows and doors.

The rear garden is delightful, with crazy paved effect patio creating several seating areas to take full advantage of the sun and the shade. There is a circular lawn, mature planted borders and summerhouse. There is a personal door into the garage to the side and gated side access to the front of the property.

At the front there is driveway parking in front of the garage. The garage has the benefit of power and light and a door leading into the rear garden and another leading into the house.

Bredon is a sought after village, not least for its proximity to the motorway network, but also for its excellent village facilities which include a doctor's surgery, primary school, shop, post office, restaurant, beauty salon, take away restaurant and excellent sports facilities including Bowling Green.

Approx Distances: Tewkesbury 4; Cheltenham 15; Evesham 12; Worcester 20; Birmingham 45; London 123;

## GROUND FLOOR

## Ground Floor

Porch  
Entrance Hall  
Lounge 18'2" x 11'2"  
Kitchen/dining room 30'6" x 10'3"(max)  
WC

## First Floor

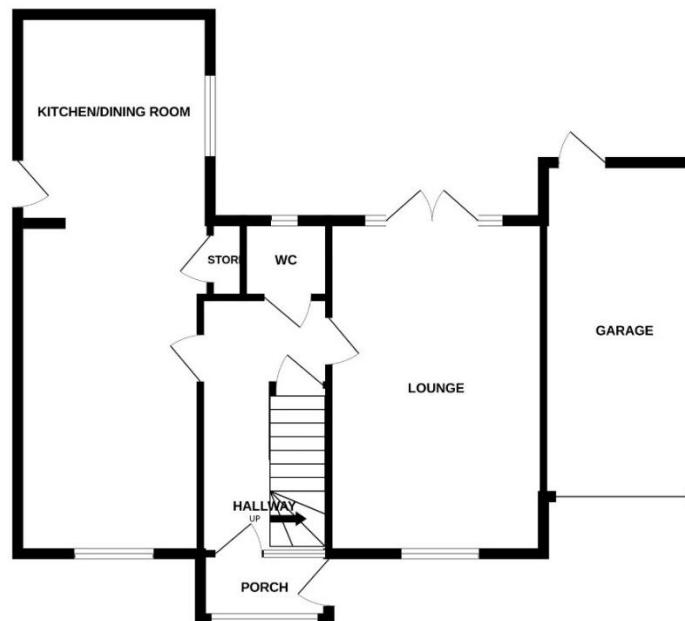
Bedroom 1 11'5" x 10'5"  
Ensuite 5'7" x 5'7"  
Bedroom 2 12'11" x 10'  
Bedroom 3 11'5" x 9'6"  
Bedroom 4 8'5" x 8'4"  
Bathroom 7'9" x 4'11"

## Outside

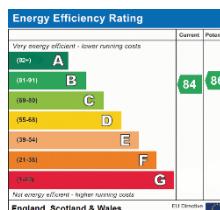
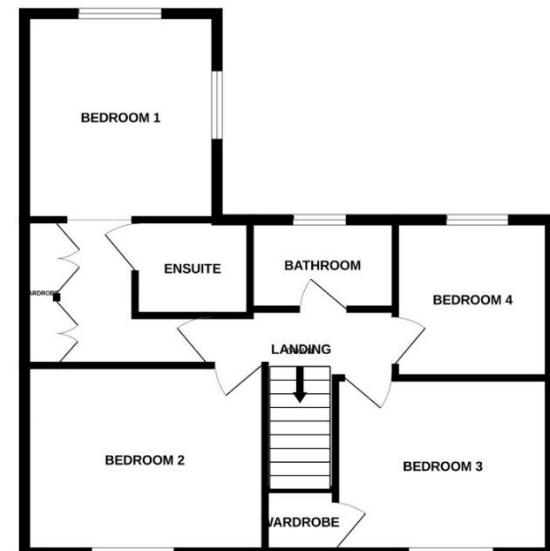
Attached single garage  
Summerhouse

Solar Panels generating 3.84kw solar energy - Owned outright

Wychavon District Council Tax Band E



## 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 £450,000 Freehold**

**Viewing strictly by arrangement with Engall Castle Ltd**  
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the UK's number one property site

**Zoopla**

 **onTheMarket.com**

 **The Property Ombudsman**

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