



**Bredon**

**01684 293246**

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# Twin Firs, Main Road, Bredon GL20 7QN

Sitting centrally within its corner plot, this is a beautifully presented detached chalet bungalow, located within the heart of this popular village.

On the ground floor the welcoming hallway leads into all main rooms. The dual aspect L-shaped living room has delightful views over the garden and benefits from an attractive fireplace with inset coal effect gas fire.

Oak framed sliding doors lead from the living room out to the sun room which being triple aspect is light and the perfect place to relax and enjoy the garden in comfort.

The dual aspect kitchen is fitted with a range of wall and base units with the benefit of an integrated gas hob, extractor, double electric oven, dishwasher, microwave and freezer.

To the right of the hall is a further room, currently used as a home office but originally designed as a bedroom offering the option if needed for a ground floor bedroom.

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



On the first floor there are two double bedrooms and a contemporary styled shower room.

The main bedroom has the benefit of a fitted wardrobes and an ensuite bathroom.

The property has upvc double glazed windows and doors and benefits from gas central heating.

Outside the property is approached via a five bar gate and a gravel drive leads to the double garage which is attached to the property with the benefit of power and light.

The gardens have been attractively designed and lawns sweep around on three sides. There is a raised patio area, seating areas, garden shed and mature hedging providing privacy.

Bredon is a popular village with an excellent range of amenities including shop, inns, church, sports facilities, primary school, marina and lovely countryside walks over Bredon Hill.

It is an excellent commuter base with the motorway and rail links less than 2 miles away. Tewkesbury 3.5 miles; Cheltenham 14 miles; Worcester 20 miles; Evesham 12 miles.

**Ground Floor**

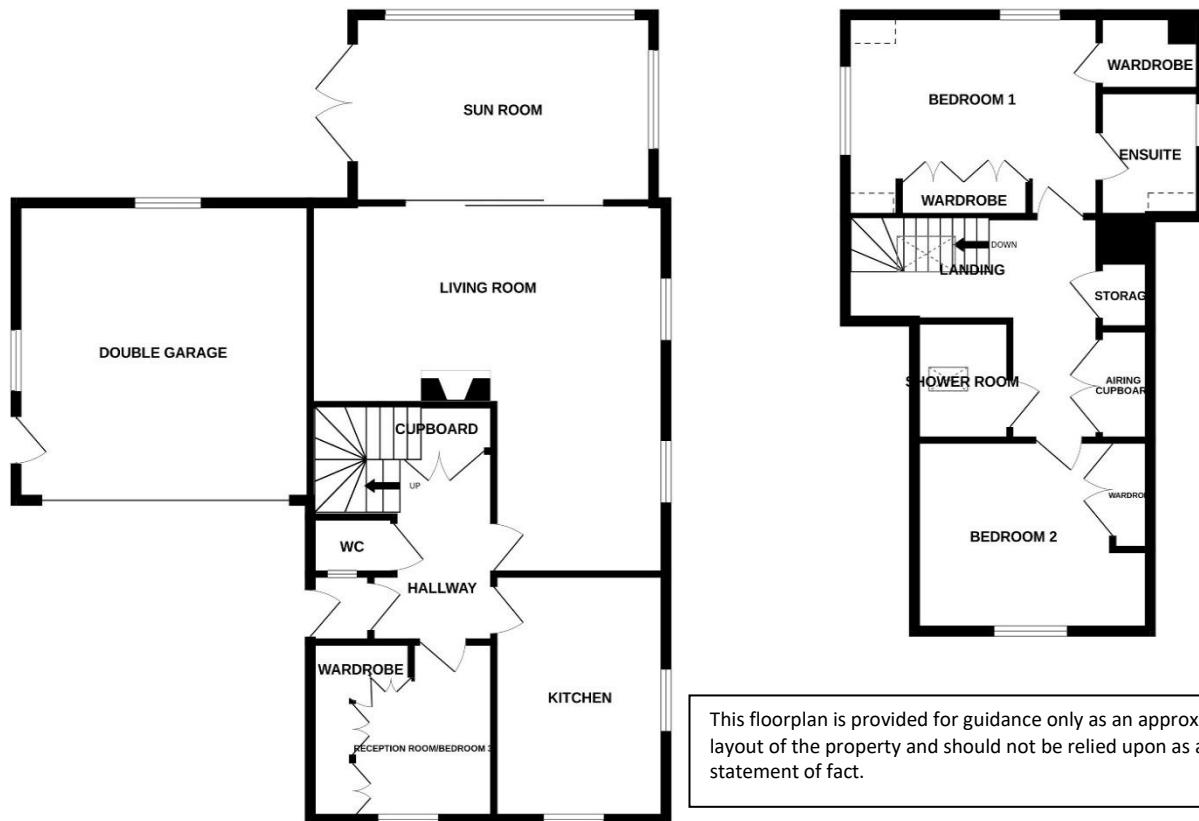
Entrance Hall	
Living Room	19'11" x 19'4" L Shaped max
Kitchen	12'10" x 9'5"
Reception Room /Bedroom 3	9'10" x 9'2" max
Sun Room	16'6" x 10'1"
Wc	

**First Floor**

Bedroom 1	12'9" x 9'
Ensuite	6'2" x 5'5"
Bedroom 2	9'11" x 9'4"
Shower Room	6'6" x 4'5"

**Outside**

Double Garage	16'2" x 15'11"
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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.

**Wychavon District Council Tax Band E**

**Guide Price £525,000**

**Viewing strictly by arrangement with Engall Castle Ltd**  
 155 High Street Tewkesbury Gloucestershire GL20 5JP  
 Office hours: Mon – Fri 9am to 6pm, Sat 9am to 4pm  
 email: [sales@engallcastle.com](mailto:sales@engallcastle.com)



**01684 293 246**  
[www.engallcastle.com](http://www.engallcastle.com)



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