



Bredon

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24, Bredon Lodge, Bredon, GL20 7LP

Immaculately presented throughout, this is a lovely home within the sought after retirement development for the over 55s, Bredon Lodge.

Exceptionally well designed, this home provides the space and independence most buyers seek with the advantage of gardens without the hard work.

On the ground floor there is an attractive lounge which opens through to a dining area with patio doors leading through to a lovely conservatory providing the perfect space to relax and enjoy the garden.

In addition there is a patio providing space for a rotary line and al fresco dining.

The kitchen has been fitted with modern wall and base units with integrated electric hob and double oven with ample space for washing machine, fridge and freezer.

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

There is a modern bathroom with panel bath with shower over, pedestal wash basin; heated towel rail and low level wc located on the first floor together with 2 double bedrooms both fitted with wardrobes.

To the front of the property is a small low maintenance garden area ideal for pots and allocated parking. At the rear the communal gardens are carefully maintained with mature trees, planted borders and lawns.

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 £1,222.38 per annum. This fee covers all grounds maintenance; external building maintenance including windows and conservatory; window cleaning; building insurance; all water usage and drainage; and a 24 hour careline installed in each property.

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

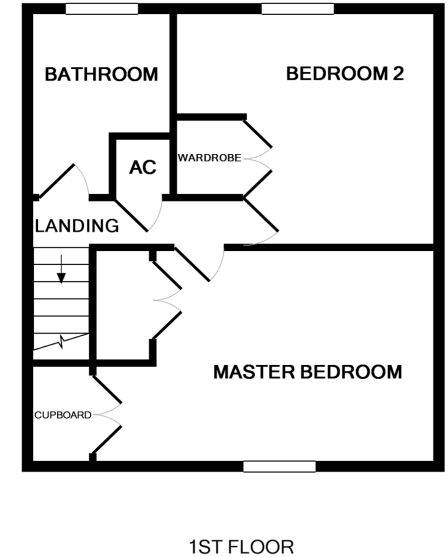
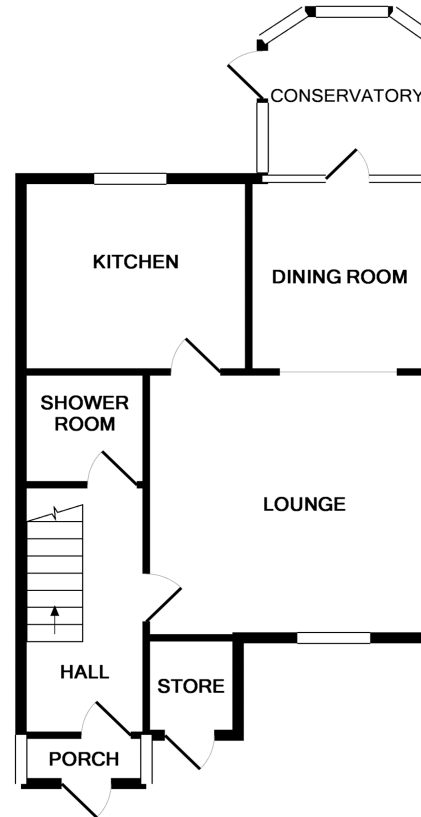


Ground Floor

Lounge	12' 4" x 12' (3.76m x 3.66m)
Dining Room	8' 9" x 7' 11" (2.67m x 2.41m)
Kitchen	10' x 8' 8" (3.05m x 2.64m)
Shower Room	

First Floor

Bedroom 1	15' 4" x 9' 10" (4.67m x 3.00m)
Bedroom 2	10' 10" x 8' 9" (min)(3.30m x 2.67m)
Bathroom	8' 2" x 7' 4" (2.49m x 2.24m)



£245,000

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