

WILKINSON

SALES • LETTINGS • MANAGEMENT

£225,000

Bredon Lodge, Bredon, Tewkesbury, GL20



 2

Bedrooms

 2

Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
Info@wilkinsonslm.co.uk

01684 367736



- Retirement Home
- Over 55's Retirement Complex
- Kitchen
- Lounge
- Dining Room
- Conservatory
- Two Double Bedrooms
- Bathroom
- Shower Room
- Communal Gardens

Wilkinson SLM are pleased to bring to market a rare opportunity to purchase an OVER 55's two bedroom home in Bredon Lodge, Bredon. These homes are well designed for independent living and lovely gardens without the hardwork.

Upon arrival is an entrance porch with a built in shed adjacent to it and a secondary door opening to a hallway with doors leading to the lounge, newly fitted shower room and understairs cupboard. The lounge has an electric fireplace, door leading to the kitchen with wall and base units, built in oven, hob and microwave and a large opening through to the dining room. Complementing the downstairs is a Pentagon shaped conservatory with views over the garden.

Occupying the first floor are two double bedrooms both with built in wardrobes, a good size bathroom and airing cupboard.

There is a patio door opening from the conservatory to the communal gardens, and a patio area perfect for pots or outdoor furniture. In addition there is an outdoor tap, electrical point and rotary washing line.

This lovely home is further complemented by UPVC double glazing, allocated parking and electric heating which is only 18 months old!

Viewing comes highly recommended.

Lease Length: TBC

Service Charge : £800 per annum

Lounge 12' 5" x 11' 11" (3.78m x 3.63m)

Dining Room 8' 7" x 8' 0" (2.62m x 2.44m)

Kitchen 8' 7" x 9' 11" (2.62m x 3.02m)

Shower Room 6' 1" x 5' 6" (1.85m x 1.68m)

Bedroom One 15' 3" x 9' 10" (4.65m x 3.00m)

Maximum Measurements

Bedroom Two 11' 0" x 10' 9" (3.35m x 3.28m)

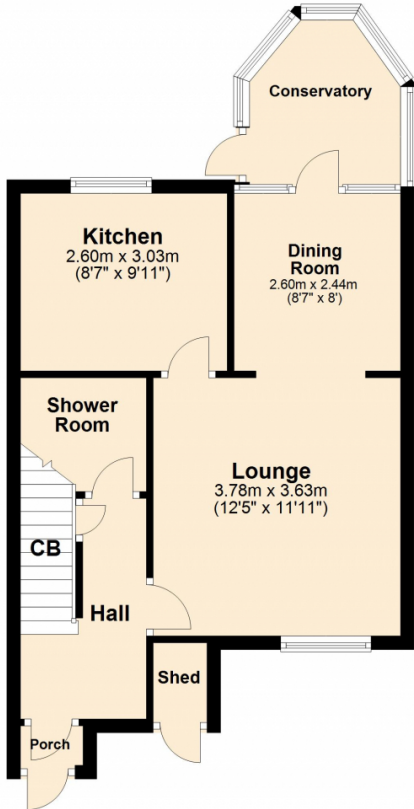
Maximum Measurements

Bathroom 8' 0" x 6' 11" (2.44m x 2.11m)

Maximum measurements

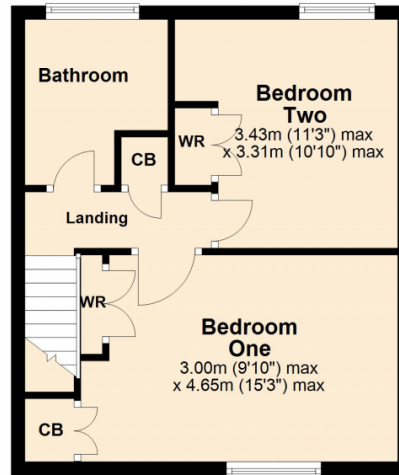
Ground Floor

Approx. 45.1 sq. metres (485.3 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



Total area: approx. 80.6 sq. metres (867.1 sq. feet)

This plan is not to scale and is for guidance only. Produced by PlanUp.
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Bredon, GL20

