Offices throughout Worcestershire & Mayfair, London

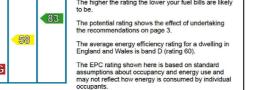






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Energy Perform	nance Certificat	e () HM	Gove	ernment
25, Bredon Lodge, Bredon,	TEWKESBURY, GL20 7L	•			
Dwelling type: end-te Date of assessment: 22 D Date of certificate: 22 D	Reference number: 2228-9952-7262-5553-6964 Type of assessment: RdSAP, existing dwelling Total floor area: 78 m²				
Use this document to:					
 Compare current ratings of pr Find out how you can save end 					
Estimated energy costs	of dwelling for 3 years:	1		£ 2,95	2
Over 3 years you could s	save			£ 978	
Estimated energy cos	sts of this home				
Estimated energy cos	Current costs	Potential costs	1	Potential	future saving
Lighting	£ 261 over 3 years	£ 180 over 3 years		rotential	Tuture Saving
Heating	£ 2,178 over 3 years	£ 1,503 over 3 yea			
-	-	£ 291 over 3 years		You could	
Hot Water	£ 513 over 3 vegre				VA C 070
Totals These figures show how much water and is not based on ener	gy used by individual house	£ 1,974 Id spend in this pro holds. This exclude	perty for he	ove ating, ligh	ve £ 978 r 3 years ting and hot ning appliance
Hot Water Totals These figures show how much water and is not based on ener like TVs, computers and cooke Energy Efficiency Ra	£ 2,952 the average household wou gy used by individual house rs, and electricity generated	£ 1,974 Id spend in this pro holds. This exclude by microgeneration	perty for he is energy us	ove ating, ligh se for runn	r 3 years iting and hot ning appliance
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Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 81	0
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 255	O
3 Low energy lighting for all fixed outlets	£25	£ 60	
See page 3 for a full list of recommendations for this pr To find out more about the recommended measures an www.gov.uk/energy-grants-calculator or call 0300 123 1 make your home warmer and cheaper to run.	d other actions you could		
			Page 1 o

Allan Morris & Osborne 19 High Street, Pershore, Worcestershire, WR10 1AA

01386 554747

allan-morris.co.uk pershore@allan-morris.co.uk





25 Bredon Lodge, Bredon, GL20 7LP

End-Terraced Retirement House, 2 Bedrooms, Popular Village



allan-morris.co.uk pershore@allan-morris.co.uk

01386 554747





£160,000



25 Bredon Lodge, Bredon, Nr Tewkesbury, Gloucestershire, GL20 7LP.

An End Terraced House With Two Bedrooms, Situated Within This Popular Village, In A Purpose Built Retirement Development For Occupants Aged 55 Years Or Over.

The Accommodation, With Scope For Updating, Comprises: Entrance Porch * Entrance Hall * Shower Room * * Sitting Room Open To Dining Area * Lean-To Conservatory * Kitchen * Two Bedrooms & Bathroom *

> * Night Storage Heating * Double Glazing * * Allocated Parking Space * Communal Gardens *

LOCATION - Bredon is a sought after village, situated to the north-east of Tewkesbury, with a good range of facilities including post office/shop, church, first school, doctors surgery, village hall, two pubs and a number of sports clubs including cricket, rugby and bowling. The market town of Tewkesbury provides a range of independent shops, library, health centres and cottage hospital, together with educational provision from nursery/pre-school through to High School. Recreational facilities include cricket, football and rugby clubs, leisure centre with swimming pool, the historic Abbey and surrounding park, and the River Avon. There is an M5/M50 access point at Tewkesbury and a railway station at nearby Ashchurch.

THE DEVELOPMENT - The property is Freehold but there is a service charge which covers the communal facilities, maintenance of the communal grounds and emergency call system. The agents hold further details. Single occupants of the property must be 55 years or over. With joint residents, at least one resident must be 55 years of age or over with the other resident being 50 years of age or over.

ACCOMMODATION

Double Glazed Front Door to Entrance Porch

with glazed door to;

Entrance Hall

with two night storage heaters. Stairs leading to the first floor with storage cupboard below.

Shower Room

with shower cubicle having Mira shower, WC and wash basin. Heated towel rail and electric heater.

Sitting Room 12'4" x 11'11" (3.75m x 3.63m)

with fire surround. Wall light points, two night storage heaters and double glazed window to the front. Open to;

Dining Area 8'8" x 7'11" (2.64m x 2.41m) with night storage heater and double glazed door to;

Lean-To Conservatory 8'1" x 7'7" (2.46m x 2.31m)

with double glazed windows and double glazed door to the side.

Kitchen 9'11" x 8'8" (3.02m x 2.64m)

with a range of units comprising worktop surfaces with tiled splashbacks, inset sink with mixer tap, base cupboards and drawers, built-in four ring hob, built-in oven, integrated fridge and dishwasher, wall cupboards. Double glazed window to the rear.

First Floor Landing

with airing cupboard.

Bedroom One 13'4" maximum x 9'10" (4.06m max. x 3.00m)

plus built-in double wardrobe and including range of built-in wardrobes, cupboards and dressing table unit. Night storage heater and double glazed window to the front.

Bedroom Two 11'5" x 10'10" maximum (3.48m x 3.30m max.)

including built-in double wardrobe. Night storage heater and double glazed window to the rear.

Bathroom

with panelled bath, WC and wash basin. Obscure double glazed window to the rear.

OUTSIDE - Patio area to the rear. Allocated parking space. Communal gardens.

Current Council Tax Band: D

DIRECTIONS - Proceed out of Pershore on the A4104 towards Upton on Severn. Turn left where signposted to Eckington and follow this road into the village. Proceed through Eckington and on towards Bredon. At the T junction turn right where signposted to Tewkesbury, go over the railway bridge and the entrance to Bredon Lodge will be seen on the left hand side. Turn here by the big house, go under the archway and the property will be found on the left hand side as indicated by our For Sale board.

VIEWING ARRANGEMENTS - Strictly by prior telephone appointment with the Sole Agents – Allan Morris & Osborne – 01386 554747.

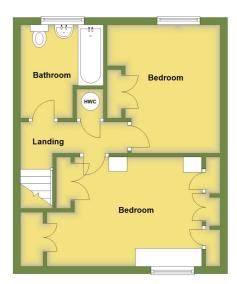
GENERAL NOTE - While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. MEASUREMENTS – Our quoted room sizes are approximate and intended for general guidance. You are particularly advised to verify all the dimensions carefully, especially when ordering carpets or any built-in furniture or fittings. FLOOR PLANS – Floor plans are to show room location only. They may not be accurate or to scale and do not form part of any contract. SERVICES & APPLIANCES – Please note that we have not tested any of the services or any of the equipment or appliances in this property. Accordingly we cannot confirm or imply that they are in full working order. Prospective purchasers will need to commission their own enquiries/service reports before finalising their offer to purchase. We reserve the right to check the identity of vendors and purchasers in order to comply with Money Laundering regulations.

Issue Number: 03





Ground Floor



First Floor