



VIEWING HOTLINE
01684 298555
 YOU MAY GET AN ANSWERPHONE
 IF SO, PLEASE FOLLOW 3 STEPS
 1. LEAVE YOUR NAME, TEL NO,
 POST CODE & HOUSE NO./NAME
 2. STATE WHICH HOME/S YOU WISH
 TO VIEW
 3. LET US KNOW WHEN YOU WISH TO
 VIEW AND GIVE AN ALTERNATIVE
 DAY/ TIME IF POSSIBLE
 WE WILL GET BACK TO YOU ASAP WITH
 HOPEFULLY EVERYTHING ARRANGED.



IMPORTANT INFORMATION: All measurements are approximate. Floorplans are provided for guidance and are not to scale. We have not tested any fittings/appliances or services within this property and cannot verify them to be in working order or within the Vendor/s ownership. We have not verified the tenure of the property, the type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitor and surveyor etc, prior to exchange of contracts.

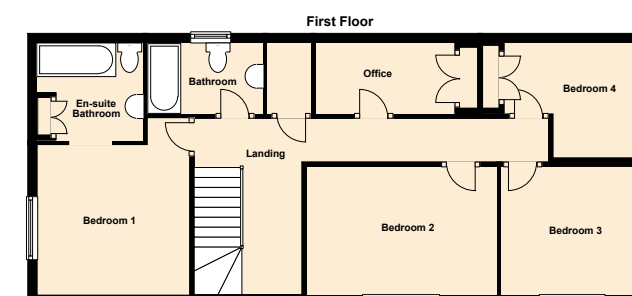
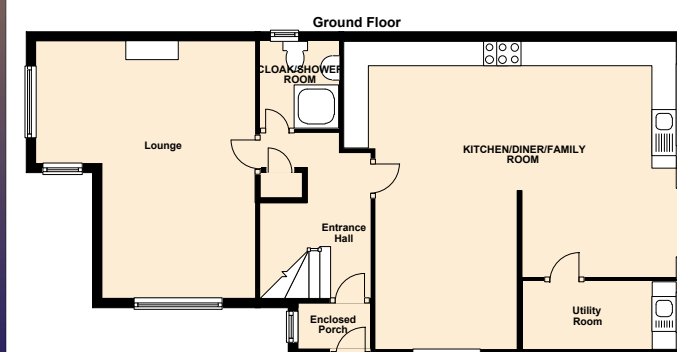


**10 Blenheim Drive
 Bredon
 Tewkesbury
 GL20 7NQ**

**Guide Price
 £285,000**



FLOOR AREA 137 m2 1474 sq ft



A well presented 4 bed detached family home located within walking distance to all village amenities to include sports facilities including bowls, football, rugby, tennis & cricket, 2 village pubs, a village shop and Bredon Hancock’s primary school for families with children. 3 miles North East of Tewkesbury and within easy commuting distance of junction 9 of the M5, making this a sought after village location.

The property benefits from PVCu double glazing and gas central heating, feature fireplace in the lounge with a wood burner, spacious downstairs living accommodation with an open plan Kitchen/Diner/Family room, office, en-suite to Bedroom 1, detached garage and off road parking 2 cars.

GROUND FLOOR
PVCu double glazed obscure glass door the front aspect to:

ENCLOSED PORCH
PVCu double glazed window to the side aspect, tiled flooring, power points, radiator, PVCu double glazed door to:

ENTRANCE HALL
Radiator, wood laminate flooring, telephone point, power points, smoke detector, door to under stairs cupboard, stairs to the first floor, door to:

LOUNGE 5.24m (17'2") x 3.14m (10'3")
PVCu double glazed windows x 2 to the front aspect, PVCu double glazed bay window to the side aspect, radiator, power points, TV point, coving to the ceiling, wall lights.

CLOAK/SHOWER ROOM
PVCu double glazed obscure glass window to the rear aspect, white low level WC and wash hand basin, corner shower with electric Mira shower and clear shower guard, wood laminate flooring, coat hooks, Worcester gas boiler.

KITCHEN/DINER/FAMILY ROOM
KITCHEN/DINER AREA 6.80m (22'4") x 4.92m (16'2") narrowing to 2.10m (6'11")
FAMILY ROOM AREA 3.68m (12'1”) x 2.92m (9’7”)
Cream wall and base units with work surface over, stainless steel bowl and a half sink and drainer with mixer tap over, integrated fridge, freezer and dishwasher, range cooker with stainless steel extractor fan over, PVCu double glazed windows x 3 to the side aspect, PVCu double glazed door to the side aspect, PVCu double glazed window to the front aspect, radiators x 3, wood laminate flooring, telephone point, TV point, power points, wall lights, inset ceiling spot lights, part tiled walls, door to:

UTILITY ROOM 2.94m (9'8") x 1.42m (4'8")
PVCu double glazed window to the side aspect, radiator, tiled flooring, PVCu double glazed door to the front aspect, base and wall units with work surface over, stainless steel sink and drainer, plumbing for a washing machine, extractor fan, coat hooks.

FIRST FLOOR

LANDING
Radiator, power points, smoke alarm, loft access (fully boarded and insulated), door to the Airing cupboard (housing a water tank), door to:

BEDROOM 1 3.18m (10'5") x 3.13m (10'3")
PVCu double glazed window to the side aspect, radiator, TV point, power points, open plan to:

EN-SUITE BATHROOM
White 3 piece bathroom suite, cradled shower on bath taps, extractor fan, built in double wardrobe, part tiled walls.

BEDROOM 2 3.98m (13') x 2.74m (9')
PVCu double glazed window to the front aspect, radiator, TV point, power points.

BEDROOM 3 2.94m (9'8") x 2.41m (7'11")
PVCu double glazed window to the front aspect, radiator, TV point, power points.

BEDROOM 4 3.34m (10'11") max x 2.39m (7'10")
PVCu double glazed window to the side aspect, radiator, TV point, power points, built in double wardrobes.

BATHROOM
White 3 piece bathroom suite, wall light over the mirror, shower over the bath with shower curtain and rail, part tiled walls, PVCu double glazed obscure glass window to the rear aspect, radiator, tiled flooring.

OFFICE 1.60m (5'3") x 1.44m (4'9")
Radiator, telephone point, power points, built in double wardrobes.

OUTSIDE
FRONT GARDEN
Concrete path to the front door, lawned area with borders, plants and shrubs, wooden panel fencing and gate, lawned area to the side aspect, block paved driveway with parking for 1 car.

SIDE/REAR GARDEN
Lawned area, leading to the rear garden, block paved area, brick wall surround, concrete path to the rear, water tap, door to:

GARAGE
Up and over door to the front aspect, lighting and power points, PVCu double glazed door, parking for one car.

COUNCIL TAX BAND D **WATER RATES** On request

DIRECTIONS
From our office in Barton Street, take a right turn at the roundabout into the High Street, continue up the road and over the roundabout onto the Bredon Road, follow along this road for approx 3 miles entering into the village of Bredon. Follow through the village until you go over the railway bridge and then turn right into Blenheim Drive and the property can be found on the left hand side on the corner of Pippins road by one of our for sale boards.

REF CM00002200

