



Saint Giles Road, Bredon

Asking Price: £425,000

- A well-presented three-bedroom link-detached house
- Kitchen with separate dining room
- Lounge with feature fireplace
- Conservatory with French doors into the garden
- Utility room with shower room off
- Two double bedrooms and a single bedroom with a family bathroom
- Mature planted rear garden with raised vegetable plot
- Driveway with parking for several vehicles
- No onward chain
- Popular residential location in a village with amenities

Nigel Poole
& Partners

Saint Giles Road

Bredon

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****A WELL PRESENTED THREE BEDROOM LINK-DETACHED HOME IN BREDON VILLAGE**** Entrance Hall; lounge; dining room and conservatory, with French doors to the garden. Kitchen with separate utility room and shower room; two double bedrooms and a good-sized single bedroom and a family bathroom. Rear garden with mature planting and raised vegetable plot. Driveway with parking for several vehicles and garage storage area. The village of Bredon lies on the banks of the River Avon and is located 3 miles from the market town of Tewksbury and 7 miles to Pershore. The M5 and M50 motorway junction is also approximately 7 miles away. The village has a community feel with many activities and functions at the village hall, public houses with restaurants, a shop, first school and doctors' surgery. There are also many outdoor activities nearby including the impressive Bredon Hill for walking or biking.

Front

Block paved driveway for several vehicles; laid to lawn with planted borders; gated access to the rear aspect; door to the garage/ storage space; open storm porch to the front door.

Entrance Hall 12' 5" x 5' 9" (3.78m x 1.75m) Max

Obscure double-glazed composite door and side window to the front aspect. Doors to the lounge; kitchen and stairs rising to the first floor; under stairs storage cupboard. Pendant light fitting; radiator.

Lounge 13' 8" x 11' 8" (4.16m x 3.55m)

Double glazed window to the front aspect. Feature fireplace with surround; pendant light fitting; radiator. Door to the dining room.

Dining Room 10' 7" x 8' 9" (3.22m x 2.66m)

Double glazed sliding door to the conservatory. Pendant light fitting; radiator. Door to the kitchen.



Conservatory 13' 6" x 11' 9" (4.11m x 3.58m)

Brick base with double glazing to three aspects with French doors to the garden. Wall lights and electrical points; tiled flooring.

Kitchen

Double glazed window to the rear aspect. A range of wall and base units surmounted by worktop. Stainless steel one and a half sink and mixer tap. Integrated 'Baumatic' slim line dishwasher and extractor fan with down lights, space for an under-counter fridge and oven. Down lights; radiator; tiled flooring. Doors to the dining room; utility room and hallway.



Utility Room 17' 7" x 5' 3" (5.36m x 1.60m)

Obscure double-glazed door to the rear aspect. A range of wall and base units with wooden worktop and stainless steel sink with mixer tap. Wall cupboard housing the gas fired 'Worcester' boiler. Space for a fridge/freezer; space and plumbing for a washing machine. Down lights; access to a loft space; radiator; tiled flooring. Door to the shower room.

Shower Room 9' 9" x 2' 9" (2.97m x 0.84m)

Pedestal hand wash basin with mixer tap; shower cubical with mains fed shower, tiled walls and glass bi-fold door. Low level w.c. Down lights; extractor fan; central heated ladder rail; tiled flooring.

Landing 8' 9" x 8' 0" (2.66m x 2.44m) Max

Double glazed window to the side aspect. Doors to the bedrooms; bathroom and airing cupboard. Access to the loft.

Bedroom One 10' 6" x 10' 4" (3.20m x 3.15m)

Double glazed window to the front aspect. Pendant light fitting; radiator.



Bedroom Two 12' 0" x 12' 0" (3.65m x 3.65m) Max

Double glazed window to the rear aspect. Built in wardrobe with shelving and hanging rail. Pendant light fitting; radiator.

Bedroom Three 9' 0" x 7' 4" (2.74m x 2.23m) Max

Double glazed window to the front aspect. Storage cupboard; pendant light fitting; radiator.

Family Bathroom 8' 6" x 5' 2" (2.59m x 1.57m) Max

Obscure double-glazed window to the rear aspect. Pedestal hand wash basin with mixer tap. Panelled bath with mixer tap and mains fed overhead shower above. Low level w.c. Down lights; radiator.

Garage 8' 8" x 7' 6" (2.64m x 2.28m)

Up and over door to the front aspect onto the driveway. Light and power.

Garden

Patio seating area; laid to lawn with mature planted borders; raised vegetable plot; timber shed; path with gated access to the front.



Tenure: Freehold

Council Tax Band: E

Broadband and Mobile Information:

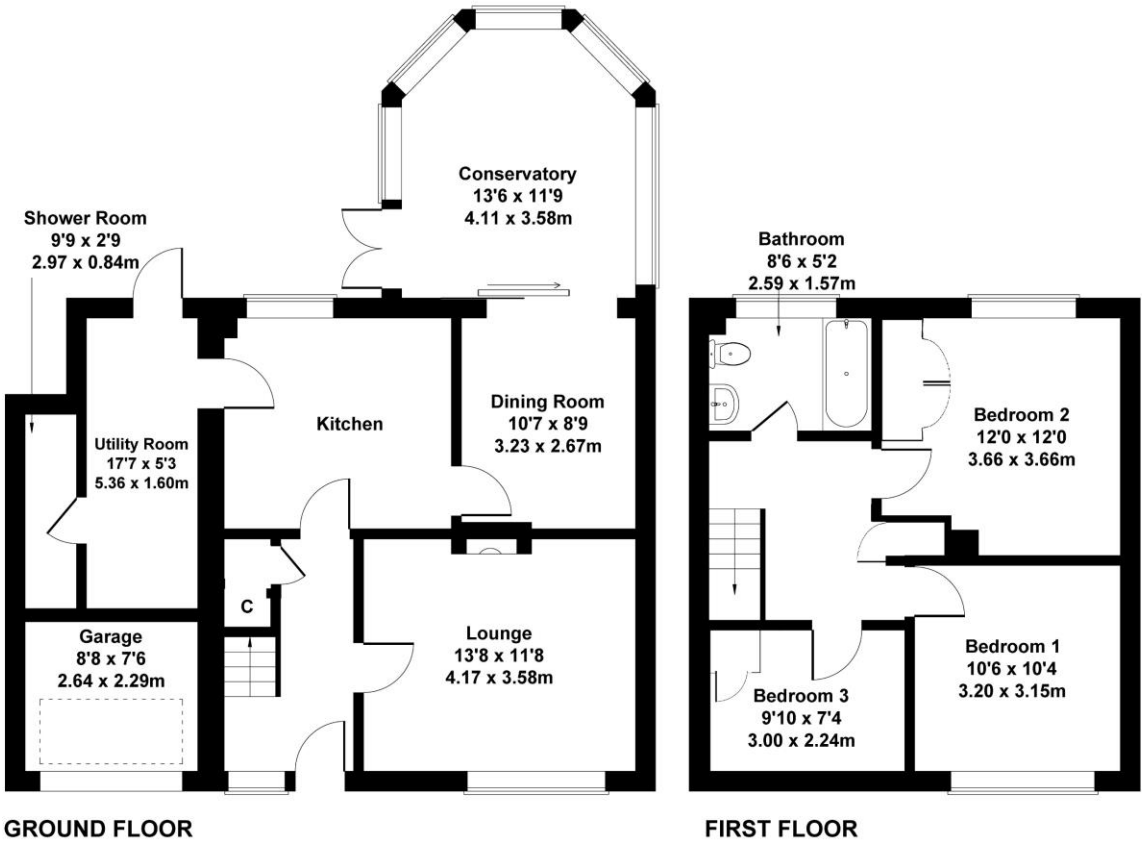
To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode GL20 7EQ

Disclaimer-

The property has spray foam insulation which may affect mortgage availability



17 Saint Giles Road Bredon GL20 7EQ



Not to Scale. Produced by The Plan Portal 2025
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Disclaimer

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