

SOUGHT AFTER VILLAGE
OF BREDON



House - Semi-Detached

QUEENSMEAD, BREDON, TEWKESBURY GL20 7NF

Asking Price

£345,000

FEATURES

- Sought After Village of Bredon
- Three Double Bedrooms
- Conservatory
- Off Road Parking for Two Vehicles
- Semi Detached Home
- Well Presented
- Gardens to Front and Rear
- Energy Rating = D. Council Tax Band = C.



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3 Bedroom House - Semi-Detached located in Tewkesbury

Porch

Obscure double glazed door to the side aspect and tiled floor.

Sitting Room

17'4" x 14'3" max 11'5" min

Double glazed window to the front aspect, double glazed sliding doors leading to the conservatory, double panel radiator, gas feature fireplace, fitted carpet and storage cupboard under the stairs. Stairs leading to the first floor.

Kitchen

9'9" x 8'8"

Double glazed window to the rear aspect, range of wall and base units with worktop over, one and a half bowl sink, drainer, mixer tap, tiled splash back, space for a range cooker with filter hood over, pantry with shelving, double panel radiator and tiled floor.

Utility Room

Double glazed window to the front aspect, range of wall and base units with worktop over, splash back, tiled floor, space and plumbing for a washing machine, space and plumbing for a dishwasher, space for a tumble dryer and space for an 'American' style fridge/freezer.

W/C

Obscure double glazed window to the side aspect, dual flush low level w/c, wash hand basin and tiled floor.

Side Conservatory

12'5" x 4'4"

Part brick and double glazed construction, door to the side aspect and tiled floor.

Conservatory

12'5" x 10'0"

Brick and double glazed construction, double glazed double doors to the side aspect and wood effect flooring.

Landing

Double glazed window to the rear aspect, fitted carpet, access to loft, airing cupboard with wall mounted boiler and slatted shelving.

Bedroom One

11'5" x 9'9"

Double glazed window to the front aspect, double fitted wardrobes, single panel radiator, storage cupboard over the stairs and fitted carpet.

Bedroom Two

11'1" x 9'8"

Double glazed window to the front aspect, single panel radiator and fitted carpet.

Bedroom Three

8'4" x 7'1"

Double glazed window to the rear aspect, single fitted wardrobe, single panel radiator and fitted carpet.

Bathroom

Obscure double glazed window to the rear aspect, white three piece suite comprising of 'P' shaped bath with shower over, low level w/c, pedestal wash hand basin, heated towel rail and extractor fan.

Rear Aspect

Enclosed rear garden laid mainly to lawn, beds and borders, rear gated access, outside cold water tap and shed.

Front Aspect

Block paved drive providing off road parking for two vehicles and lawn garden to the side.

Tenure Freehold

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

Council Tax Band

Currently tax band 'C' this is subject to change during the conveyance if the property has been extended since 1st April 1991

Anti Money Laundering

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

NB

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect



Call us on

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Council Tax Band = C

Energy Rating = TBC

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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