



48 QUEENSMEAD
Bredon | Tewkesbury | Gloucestershire | GL20 7NG

HUGHES **HS** SEALEY

Welcome to... 48 QUEENSMEAD

Welcome to Number 48 Queensmead, a wonderful three-bedroom, mid terraced, family home located in this highly sought after village. Being well presented throughout, the property is ready to move into and enjoy and benefits from a wealth of accommodation across the two floors, whilst further benefiting from driveway parking and a mature and enclosed rear garden.

Internally the property enjoys a central entrance hall with the front-to-back living room located to the left of the property. The room enjoys plenty of natural light, particularly from the patio doors to the rear of the room, whilst to the centre of the room is a log burning stove inset to the chimney breast.

To the right-hand side of the property is the modern kitchen/dining room. The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances, whilst the dining area will comfortably house a four seater table and chairs.

Completing the ground floor is a spacious boot room providing access to the rear garden, with the final room being the utility/cloakroom.

To the upper floor are three bedrooms and a modern family bathroom. Of the rooms, two of the bedrooms are double rooms with the final room being a good sized single bedroom.

Externally to the front, the home enjoys driveway parking whilst to the rear is a mature and enclosed garden enjoying seating areas, lawns and established flower beds.

LOCATION

Bredon is a highly desirable village to live in, providing a home for people of all ages. The appeal of the village is its wealth of local amenities within walking distance, a shop, a post office, a doctor's surgery, a village hall, a

church, village infant/primary school (OFSTED 'outstanding' rating), a preschool and two public houses. For those interested in activity and other pursuits, there are a number of local clubs and societies as well as sports clubs offering bowls, football, rugby, cricket, tennis, playing fields, sailing, the river, and the local marina.

The village is named after Bredon Hill, which boasts spectacular views and pathways for walking, running, cycling, and horseback riding.

- A lovely three-bedroom mid terraced family home
- Located in this highly sought after village, which enjoys an array of local amenities
- The home is well presented and as such is ready to move into and enjoy
- Central entrance hall, front-to-back living room with log burning stove inset to the chimney breast
- Modern fitted kitchen/dining room. Kitchen enjoys a wealth of fitted units
- Ground floor completed by the boot room and separate utility/cloakroom
- Three bedrooms and the family bathroom to the upper floor
- Two double bedrooms and one single bedroom
- Driveway parking to the front, enclosed, mature garden to the rear
- A property that comes with a high recommendation to view

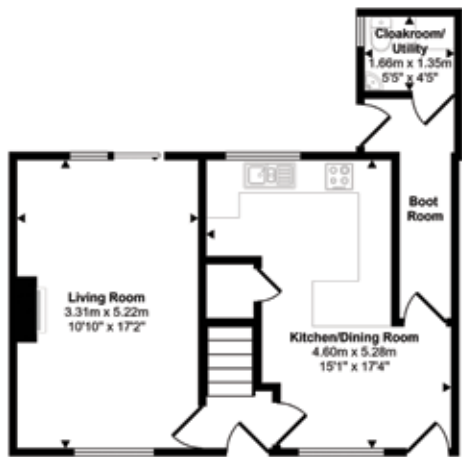
DIRECTIONS

Please enter the following postcode into your sat nav system: GL20 7NG. Upon arrival, the property can be identified by our For Sale sign.

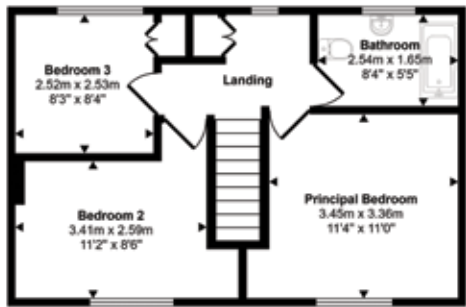




Approx Gross Internal Area
88 sq m / 949 sq ft



Ground Floor
Approx 46 sq m / 496 sq ft



First Floor
Approx 42 sq m / 454 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.



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