

WILKINSON

SALES • LETTINGS • MANAGEMENT

Offers in the region of £265,000
Oak Gardens, Bredon, GL20



 **2**
Bedrooms

 **2**
Bathrooms

101 High Street, Tewkesbury, Gloucestershire, GL20 5JZ |
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- Semi Detached House
- NO ONWARD CHAIN
- Village Location
- Lounge
- Kitchen/Dining Room
- Two Bedrooms
- Bathroom
- Ensuite
- UPVC Double Glazing
- Gas Central Heating
- Rear Garden
- Off Road Parking
- En Bloc Garage

Wilkinson SLM are delighted to offer for sale a well presented two double bedroom semi detached house, with NO ONWARD CHAIN, in th ehighly soughtafter village of Bredon, offering spacious and pratical accomodation.

The property welcomes you via an entrance porch leading into a comfortable lounge, perfect for relaxing and entertaining. To the rear, the kitchen/dining room provides an excellent social space, complete with patio doors opening onto the enclosed rear garden, allowing plenty of natural light throughout. You will also find two handy storage cupboards.

Upstairs, there are two generous double bedrooms, both benefiting from built-in wardrobes, with bedroom two further enjoying the convenience of an ensuite shower room. A separate family bathroom serves the remaining accommodation.

Externally, the property benefits from a driveway with parking for two vehicles, and a separate en bloc garage. The rear garden, which is entirely paved, offers a pleasant outdoor space ideal for enjoying the warmer months, and a garden shed.

Further complementing this home is Gas Central Heating and UPVC double glazing.

Lounge 11' 2" x 11' 6" (3.40m x 3.51m)
maximum measurements

Kitchen/Dining Room 15' 10" x 17' 4" (4.83m x 5.28m)
maximum measurements

Bedroom One 9' 4" x 15' 3" (2.84m x 4.65m)
maximum measurements

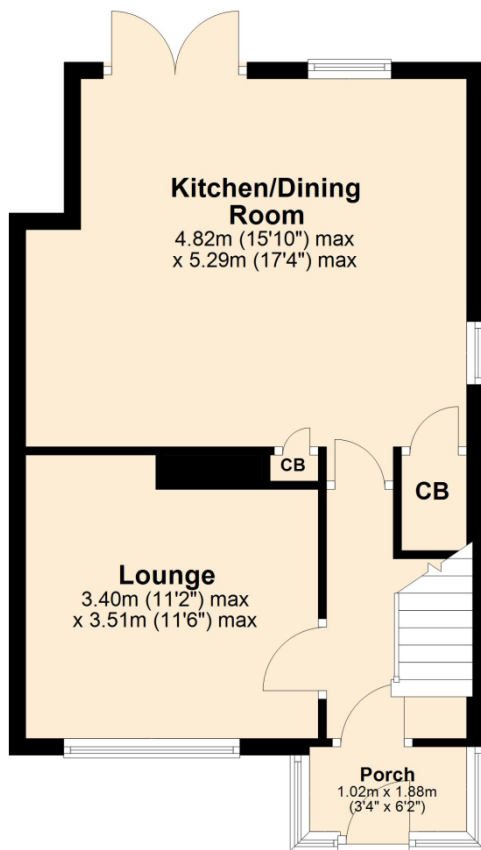
Bedroom Two 14' 3" x 9' 7" (4.34m x 2.92m)
maximum measurements

En-suite 5' 7" x 6' 2" (1.70m x 1.88m)

Bathroom 5' 7" x 6' 2" (1.70m x 1.88m)

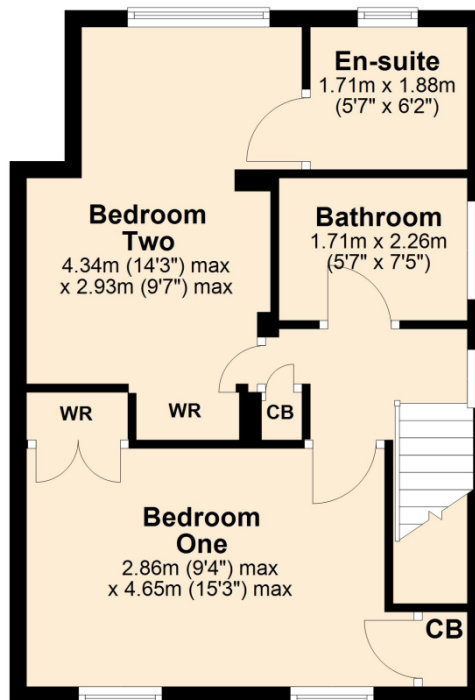
Ground Floor

Approx. 42.5 sq. metres (457.0 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.0 sq. feet)



Total area: approx. 83.1 sq. metres (894.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: Oak Gardens, Bredon, GL20

