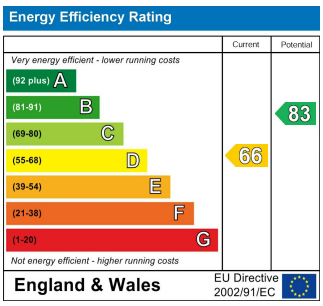
SALES & LETTINGS

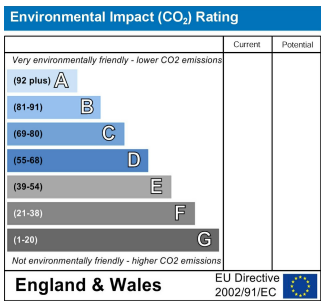
9 Plantation Crescent, Tewkesbury, GL20 7QG
£1,400 Per Month

Tewkesbury: The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661

The Property Ombudsman

TAG Residential Lettings Limited. Registered in England No. 05783882
Registered Office: Goodridge Court, Goodridge Avenue, Gloucester, GL2 5EN





PROPERTY SUMMARY

THREE BEDROOMS
Living Room
Spacious Kitchen / Dining Room
Office or Utility Room
Modern fitted family bathroom
Off Road Parking and Garage
Private Rear Garden
Double Glazing
Gas Central Heating
Council Tax Band C

Situation

The delightful village of Bredon lies on the lower slopes of Bredon Hill beside the River Avon. Dating back to the early Bronze Age it has a history of farming and community, right up to the present day. With a number of listed buildings including a Norman church and a 14th Century threshing barn.

Situated just three miles from Tewkesbury, it has a large, established and popular residential community. with the benefit of a village shop and post office, primary school, doctors' surgery, village hall , park, tennis courts, cricket club and two public houses. Its proximity to the motorway and the railway station makes it an ideal location.

Description

A great opportunity to rent this wonderful example of an extended 3 bed semi detached property in the highly regarded village of Bredon.

Viewing comes highly recommended to see this property. On entering through the porch, you are greeted into a living room, with window overlooking the front garden. A doorway leads off this room into an additional room, which could be used as an office, or either a utility room with window to the side of the property. Also leading off the living room is the large and light kitchen / dining room, with fitted base and wall units and integrated oven and hob and a very handy breakfast bar. Patio doors lead from the dining area into the rear garden.

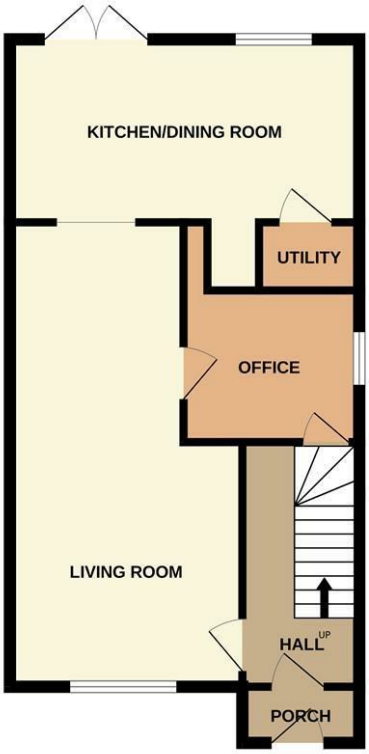
The first floor has 3 bedrooms, and a modern family bathroom, beautifully fitted, with bath and shower over, low level W/C and wash hand basin. The landing has a small storage cupboard.

Outside there is off road parking for 2 cars and power and access from here to the rear garden. There is also a GARAGE.

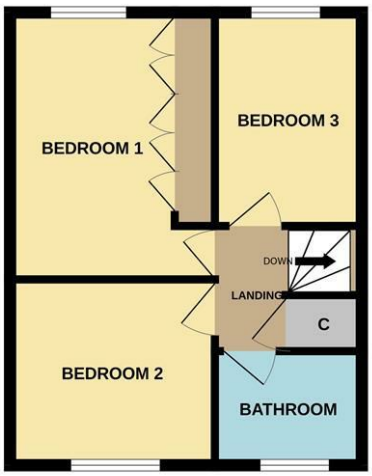
The rear garden is of a great size and very private, with a mix of patio and lawn and has a south westerly facing aspect.

The property is further complemented by Gas Central Heating and Double Glazing

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Living Room
12'02 (max) 8'04 (min) x 22'04 (max) 11'09 (min) (3.71m (max) 2.54m (min) x 6.81m (max) 3.58m (min))

Office / Utility Room
8'05 x 7'03 (2.57m x 2.21m)

Kitchen / Dining Room
8'09 x 16'10 (2.67m x 5.13m)

Bedroom 1
12'11 x 7'11 (3.94m x 2.41m)

Bedroom 2
9'10 x 8'11 (3.00m x 2.72m)

Bedroom 3
7'02 x 10'00 (2.18m x 3.05m)

Bathroom
7'01 x 5'06 (2.16m x 1.68m)

Viewing strictly by appointment via TAG Sales & Lettings – 01684 275 276
Email: info@tagsalesandlettings.co.uk
Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.
All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.
P Gregory & V Davis trading as TAG Residential Lettings LTD.