



tag
estate agents



DRAFT



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£250,000

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	74	
EU Directive 2002/91/EC		

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.

PROPERTY SUMMARY

Extended Semi Detached House
Lounge
Kitchen Breakfast Room
Conservatory
Study
Three Bedrooms
Refitted Bathroom
Garage
Gas Central Heating
Garden



Description

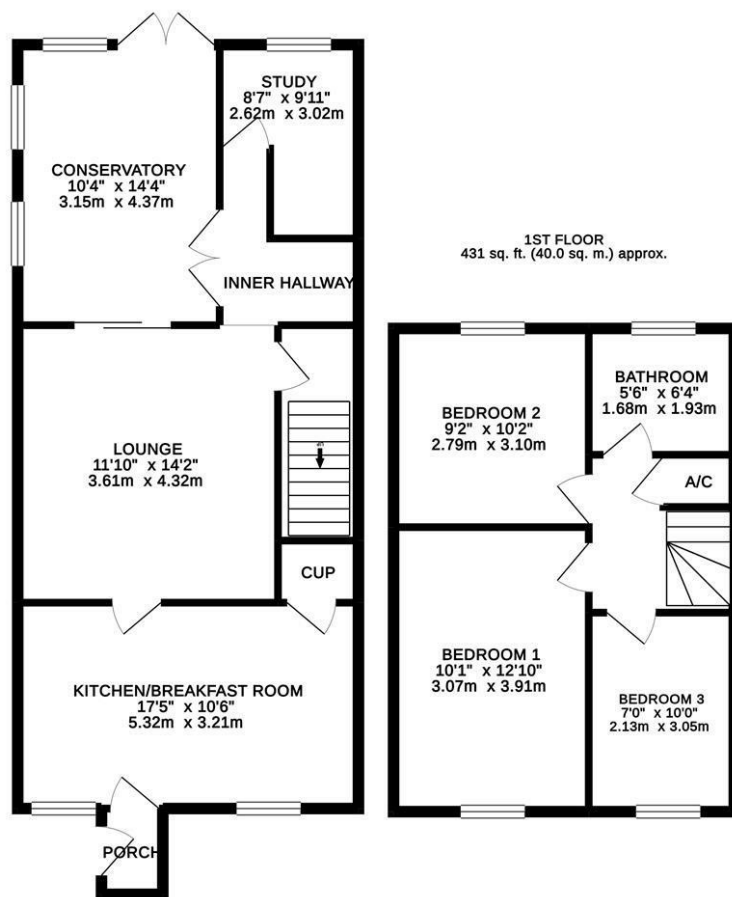
Extended family home ideally positioned in a cul de sac within the sought after village of Bredon. Within easy walking distance to primary school, village shop and post office and a choice of two public houses.

The property briefly comprises entrance porch, refitted kitchen breakfast room with integrated oven and hob. Lounge with archway to inner hall way and sliding doors to a good size conservatory, The inner hallway leads onto a spacious office.

Upstairs are three bedrooms and a refitted bathroom.

The property further offers a driveway, detached single garage and an enclosed rear garden with patio areas at the rear. It also benefits from UPVC double glazing and gas central heating throughout.

GROUND FLOOR
695 sq. ft. (64.5 sq. m.) approx.



1ST FLOOR
431 sq. ft. (40.0 sq. m.) approx.

TOTAL FLOOR AREA: 1125 sq. ft. (104.6 sq. m.) approx.
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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Kitchen Breakfast Room

17'5 x 10'6 (5.31m x 3.20m)

Lounge

14'2 x 11'10 (4.32m x 3.61m)

Conservatory

14'1 x 10'4 (4.29m x 3.15m)

Study

8'7 x 9'11 (2.62m x 3.02m)

Bedroom 1

12'10 x 10'01 (3.91m x 3.07m)

Bedroom 2

10'1 x 9'2 (3.07m x 2.79m)

Bedroom 3

10'0 x 7'0 (3.05m x 2.13m)

Bathroom

5'6 x 6'4 (1.68m x 1.93m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

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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, C Wilkinson & V Davis trading as tag estate agents