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SALES & LETTINGS



Monks Close Dock Lane, Tewkesbury, Worcestershire GL20 7LG
Asking Price £490,000

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



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



| Energy Efficiency Rating | | Current | Potential |
|---|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (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 | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|----------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
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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

- Grade II Listed Building
- Three Bedrooms
- Kitchen / Dining Room With Appliances
- Family Room
- Sitting Room
- Re-Fitted Bathroom
- Shower Room
- Rear Garden & Graveled Parking
- Gas Central Heating
- Council Tax Band D



Description

TAG Sales & Lettings are delighted to present this well maintained three-bedroom Grade II listed family home, nestled in the charming village of Bredon, perfect for families looking for their next home.

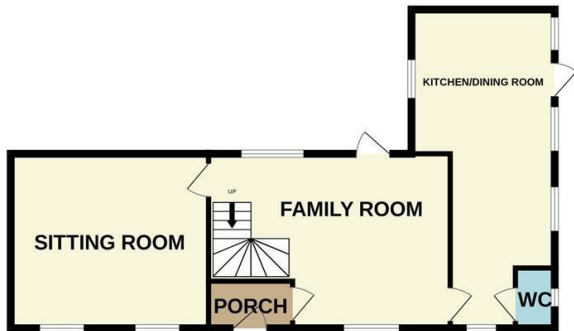
As you step through the entrance porch, you are greeted by a warm and inviting family room that offers plenty of space for family gatherings and everyday moments. A door from this cozy area leads you to the sitting room, where you can enjoy quality time together by the feature log burner and sash windows. The family room also connects to a modern kitchen/dining area, fully equipped with an integrated washing machine, dishwasher, and a freestanding range cooker—ideal for whipping up family meals. A stable door from the kitchen opens directly into the rear garden, making it easy to move between indoor and outdoor play. A convenient cloakroom rounds out the ground floor.

Upstairs, you'll find a spacious landing that can double as a study area for homework or crafts, with plenty of room for storage solutions. The home features two comfortable double bedrooms and a cozy single bedroom, with the master bedroom offering built-in storage for all your family essentials. The newly updated family bathroom is perfect for busy mornings and includes a freestanding bath, a separate shower cubicle, a wash hand basin, and a low-level WC. There's also an additional shower room, ensuring everyone has their space.

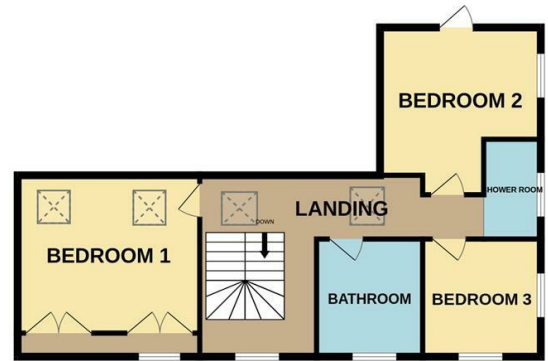
Outside, the generous rear garden is mainly laid to lawn, providing a fantastic space for children to play and family barbecues. There's a lovely decked seating area at the top of the garden, perfect for relaxing and enjoying summer evenings. The front of the property offers gravelled off-road parking, providing convenience for families on the go. This home is further enhanced by gas central heating from a newly installed boiler and underfloor heating on the ground level for added comfort.

Don't miss this opportunity to create lasting memories

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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Family Room

18'03(max) x 13'06 (5.56m(max) x 4.11m)

Sitting Room

13'02 x 14'11 (4.01m x 4.55m)

Kitchen/Dining Room

24'04 (max) x 7'11 (7.42m (max) x 2.41m)

Cloakroom

3'00 x 4'07 (0.91m x 1.40m)

Bedroom 1

13'09 x 13'08 (4.19m x 4.17m)

Bedroom 2

12'06 x 11'02 (3.81m x 3.40m)

Bedroom 3

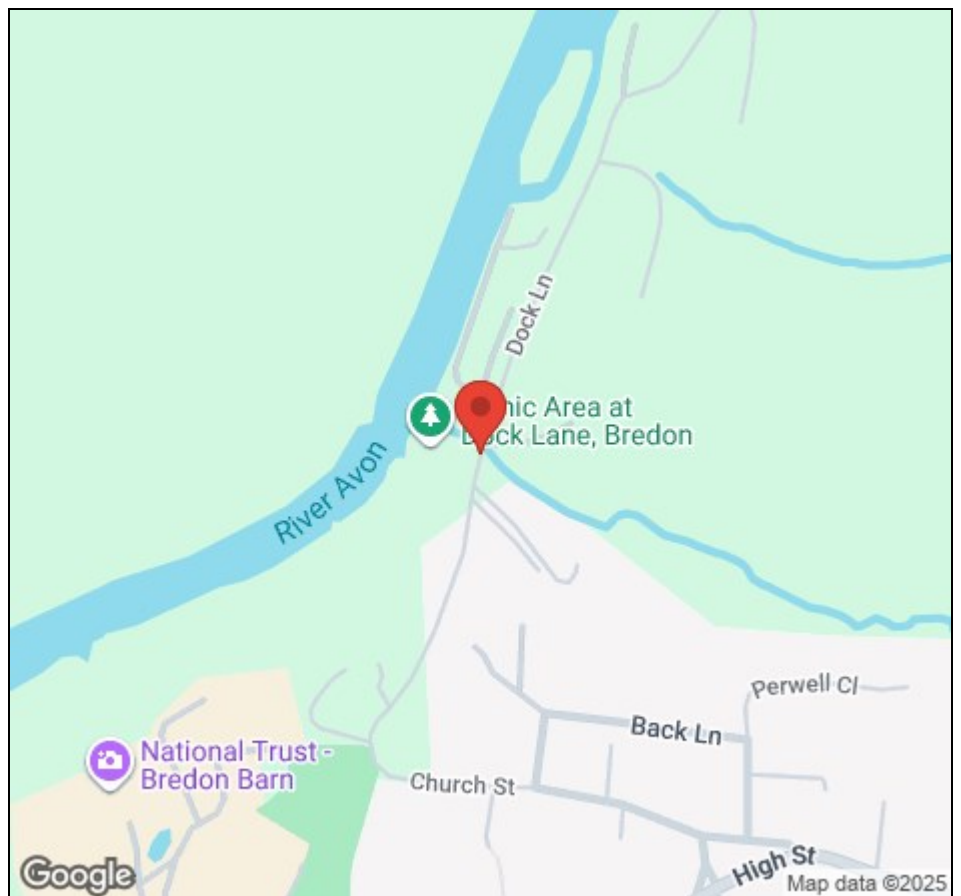
8'07 x 7'09 (2.62m x 2.36m)

Bathroom

8'09 x 8'00 (2.67m x 2.44m)

Shower Room

7'06 x 4'04 (2.29m x 1.32m)



Viewing strictly by appointment via Tag Estate Agents – 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.