



1 PIPPINS ROAD
Bredon | Tewkesbury | GL20 7NJ

HUGHES **HS** SEALEY

Welcome to... | PIPPINS ROAD

Welcome to I Pippins Road, a three-bedroom detached family home located on this popular development, within this highly sought-after village. Offered for sale with no onward chain, the current sellers have undertaken a recent refurbishment and so today we present a property that is ready to move into and enjoy. Additional benefits to the property include gas-fired central heating, double glazing throughout, driveway parking, single garage, and an enclosed rear garden. Returning to the property the home is accessed via the entrance porch which in turn leads through to the dining area and kitchen. The kitchen enjoys a wealth of fitted units which sit alongside a host of integrated appliances. Furthermore, this part of the property benefits from underfloor heating. The dining area will comfortably house a four-six seater table and chairs and so is perfect for entertaining. To

the rear of the property is the spacious living room which features sliding doors to the head of the room, which allow access to the rear garden. Upstairs are two double bedrooms, one single bedroom and a modern, three-piece family bathroom. Externally, to the front is a driveway that allows for off road parking for multiple vehicles and in turn leads to the single garage. To the rear of the home, the property enjoys an enclosed rear garden which further benefits from a paved terrace and raised vegetable beds.

LOCATION

Bredon is a highly desirable village to live in, providing a home to people of all ages. The appeal of the village is its wealth of local amenities within walking distance including a village infant/primary school (OFSTED 'outstanding' rating), pre school, shop and post office,

doctors surgery, village hall, church 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 and tennis, playing fields, shooting clubs, 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 horse riding.

KEY FEATURES

- A lovely, three-bedroom detached family home, located in this sought after village
- Recently refurbished, the home is ready to move into and enjoy
- Offered for sale with no onward chain
- Driveway parking, leading to single garage

- Enclosed rear garden, featuring a paved terrace, lawns and raised vegetable beds
- Entrance porch leads through to the kitchen and dining area
- Kitchen enjoys a wealth of units, sitting alongside a host of integrated appliances
- Living room with sliding doors leading to the rear garden
- Two double bedrooms, one single bedroom and modern family bathroom
- Internal viewings recommended

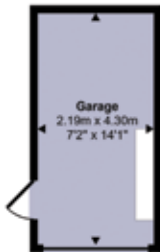
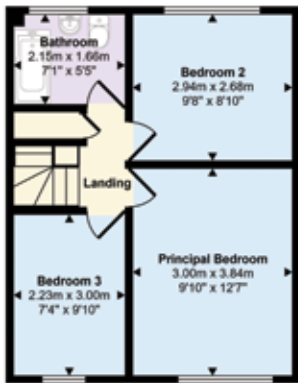
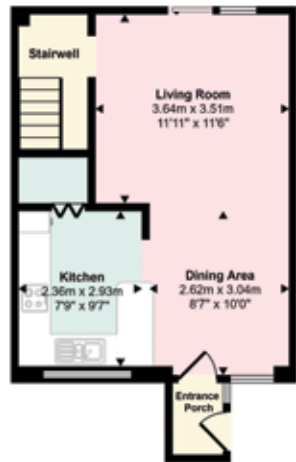
DIRECTIONS

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





Approx Gross Internal Area
81 sq m / 868 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		84 B
69-80	C		
55-68	D	67 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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