



# Leggett & James

The Vale of Evesham Property Experts



## Cottage Bungalow School Lane

Middle Littleton, Evesham, WR11 8LJ

Guide Price £450,000



Nestled in the village of Middle Littleton, Evesham, this detached bungalow on School Lane offers a unique opportunity for those with a vision. The property sits on a generous plot of 1.25 acres, providing ample space for potential development.

The bungalow is in need of a full renovation or potential demolition in readiness to make way for any development once all permissions are in place.

The village location adds to the appeal, offering a tranquil setting away from the hustle and bustle of city life.

Whether you are looking to restore this bungalow to its former glory or embark on a new development project, the potential is boundless.





## Reception Hall

Living Room 16'5" x 10'10" (5.01 x 3.32)

Dining Room 13'8" x 11'0" (4.19 x 3.36)

Kitchen 12'7" x 7'11" (3.86 x 2.43)

## Conservatory

Bedroom One 12'10" x 10'10" (3.93 x 3.31)

Bedroom Two 12'0" x 10'11" (3.68 x 3.33)

Bedroom Three 10'11" x 10'9" (3.34 x 3.29)

## Shower Room

## Outside

The real potential for this property lies outside, as the total plot amounts to a figure of approximately 1.25 acres and would appear ideal for the creation of a small rural development, should all the relevant permissions be approved in the future.

## Referrals

We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James Ltd, you should know that Leggett & James Ltd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.

## Area Map



## Floor Plans



## Energy Efficiency Graph

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

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