



Winchcombe Road, Sedgeberrow, WR11 7UB

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

An attractive CHAIN FREE bungalow in a village setting with scope to improve and modernise.

The property comprises; entrance hall, living room with open fireplace and sliding doors to the conservatory/lean to, spacious kitchen/breakfast room, modern bathroom, two double bedrooms, and third single bedroom. The primary bedroom includes built-in wardrobes.

The property is situated on a generous plot which offers great potential for extension, subject to necessary planning permission. The garden is mainly laid to lawn to the front and side, and is surrounded by conifers. To the rear is a patio area overlooking the village church.

There is a spacious driveway to the front with access to the single garage which includes power and lighting.









# Key Features

- CHAIN FREE
- THREE BEDROOMS
- SIZEABLE PLOT
- HIGHLY SOUGHT AFTER VILLAGE
- NON-ESTATE POSITION
- SCOPE TO MODERNISE AND IMPROVE

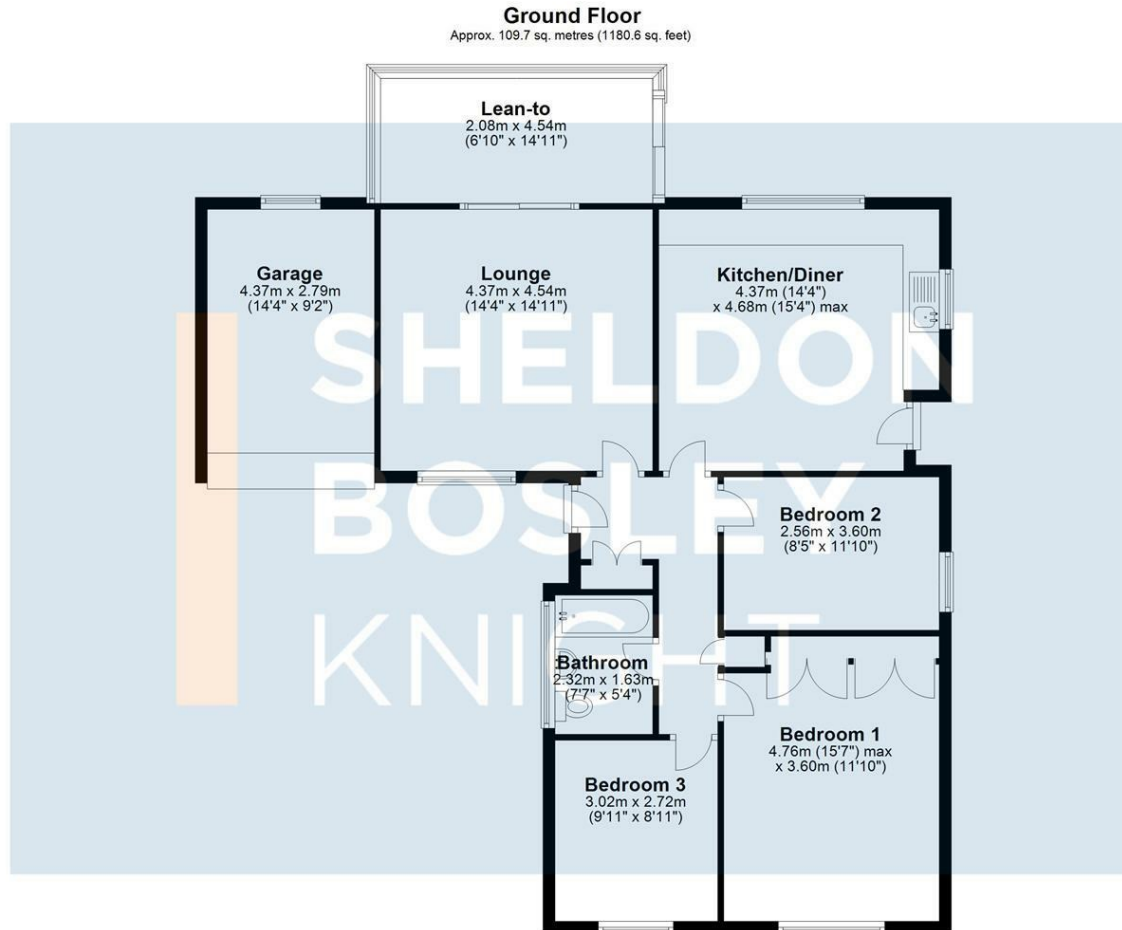
**Guide Price**  
**£375,000**

EPC Rating - F

Tenure - Freehold

Council Tax Band - D

Local Authority -  
Wychavon



Total area: approx. 109.7 sq. metres (1180.6 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee