



Yale

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Holly Close, Evesham, WR11 7GY

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

****A BEAUTIFULLY PRESENTED THREE BEDROOM HOME IN THE HEART OF BRETORTON****

A fantastic opportunity to purchase a 60% share of this modern, semi-detached property nestled in the sought after village of Bretforton. This well-presented three bedroom home has been lovingly maintained by the current owners and really needs to be seen to be appreciated. The successful applicant must meet the criteria of Wychavon's s106 agreement.

The property comprises; hallway, lounge, kitchen/diner with integral appliances and door leading to patio area, useful storage cupboard and w/c. Upstairs comprises; main bedroom benefitting from fitted wardrobes, second double bedroom, third bedroom and family bathroom with shower over bath.

Externally, the property boasts a private driveway with parking for two cars and a rear garden with spacious patio, lawn area and useful shed. Other benefits include remaining years on the NHBC warranty, a light and airy feel throughout and situated down a no through road.





Key Features

- SEMI-DETACHED
- MODERN HOME
- VILLAGE LOCATION
- CATCHMENT AREA FOR LOCAL SCHOOLS
- THREE BEDROOMS
- DRIVEWAY WITH PARKING FOR TWO CARS
- REMAINING YEARS ON THE NHBC WARRANTY
- SHARED OWNERSHIP - 60%
- SITUATED DOWN A NO THROUGH ROAD

Guide Price
£167,500

EPC Rating - B

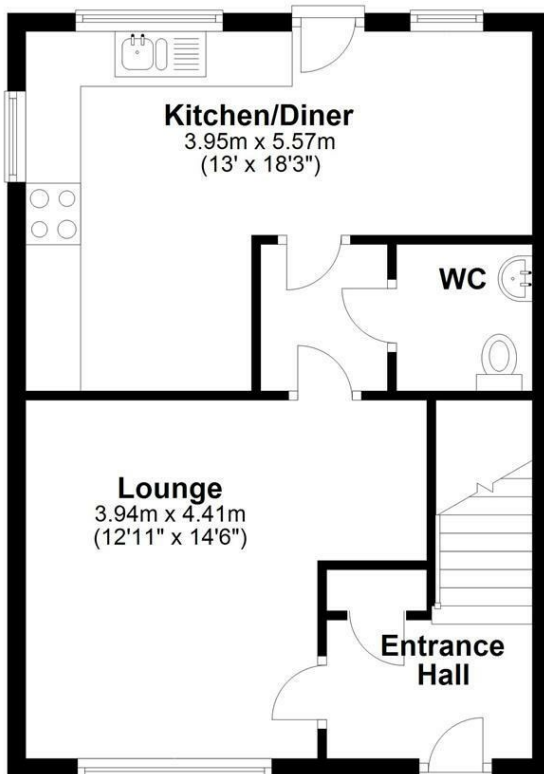
Tenure - Leasehold - Share of Freehold

Council Tax Band - C

Local Authority -
Wychavon District Council

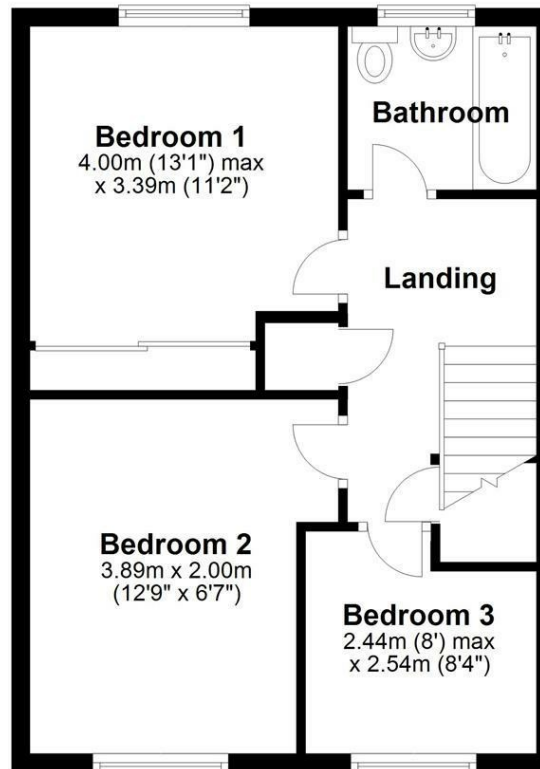
Ground Floor

Approx. 44.5 sq. metres (479.2 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.2 sq. feet)



Total area: approx. 89.0 sq. metres (958.4 sq. feet)