



Broadway Lane, Fladbury

Asking Price: £250,000

- Three bedroom mid-terrace cottage
- In need of modernisation – but with a modern shower room and LPG Worcester boiler
- South facing rear garden
- Outbuildings in front garden
- Parking (not allocated)
- Sought after village of Fladbury
- NO CHAIN

Nigel Poole
& Partners

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****THREE BEDROOM MID TERRACE COTTAGE IN NEED OF MODERNISATION**** Kitchen; utility; dining room; living room; bathroom (has been upgraded in recent years); three bedrooms. South facing rear garden with patio seating area. Modern Worcester LPG boiler. Parking (not allocated). Set within the popular village of Fladbury looking over the countryside. The riverside village has some fantastic amenities being two local pubs, a local butchers and beautiful surroundings for a peaceful lifestyle.

Front

Access front the parking area; path leading to the entrance door. Brick built outbuildings; laid to lawn and patio seating area. Step down into the kitchen.

Kitchen 9' 0" x 5' 4" (2.74m x 1.62m)

Double glazed window to the front aspect. Base units surmounted by a wood effect work top. Stainless steel sink and drainer with mixer tap. Space for cooker. Serving hatch to dining room.



Utility Room 5' 5" x 7' 5" (1.65m x 2.26m)

Double glazed window to the front aspect. Range of wall and base units surmounted by wood effect work top. Space and plumbing for washing machine.

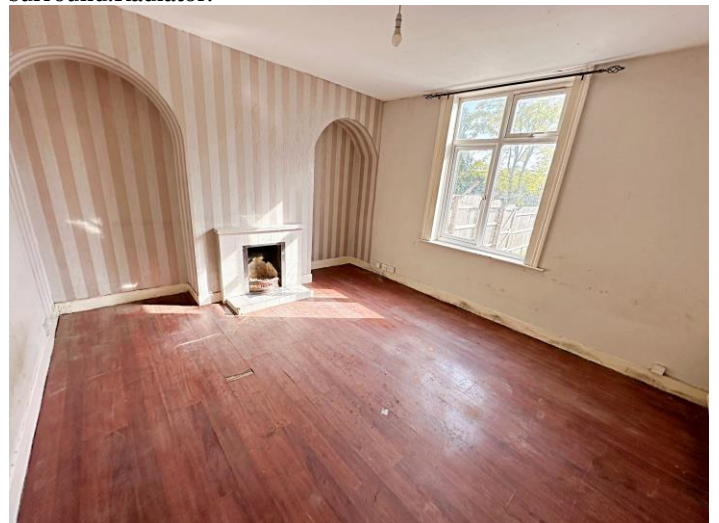
Dining Room 12' 11" x 8' 1" (3.93m x 2.46m)

Fire place alcove with quarry tiles. Storage cupboard with shelving and window to the front. Pendant light fitting



Living room 14' 1" x 12' 1" (4.29m x 3.68m) Max

Double glazed window to the rear aspect. Open Fire place with tiled surround. Radiator.



Bathroom 6' 9" x 4' 7" (2.06m x 1.40m)

Obscure glazing to the utility room. Pedestal hand wash basin. Low level w.c. Corner shower with glass screen; Triton mains fed electric mixer shower. Extractor fan. Ladder radiator. Tiled walls and flooring.

Inner Hallway

Tiled flooring. Door to the rear garden. Pendant light fitting. Radiator. Stairs rising to the first floor.

Bedroom One 12' 10" x 12' 2" (3.91m x 3.71m) Max

Double glazed window to the rear aspect. Pendant light fitting. Radiator.



Bedroom Two 8' 0" x 11' 8" (2.44m x 3.55m) Max

Double glazed window to the front aspect. Storage with built in shelving. Cupboard housing the Worcester boiler. Pendant light fitting. Radiator.

Bedroom Three 6' 10" x 8' 7" (2.08m x 2.61m)

Double glazed window to the rear aspect. Pendant light fitting. Radiator.

Landing

Double glazed window to the front aspect. Storage cupboard. Access to the loft.

Garden

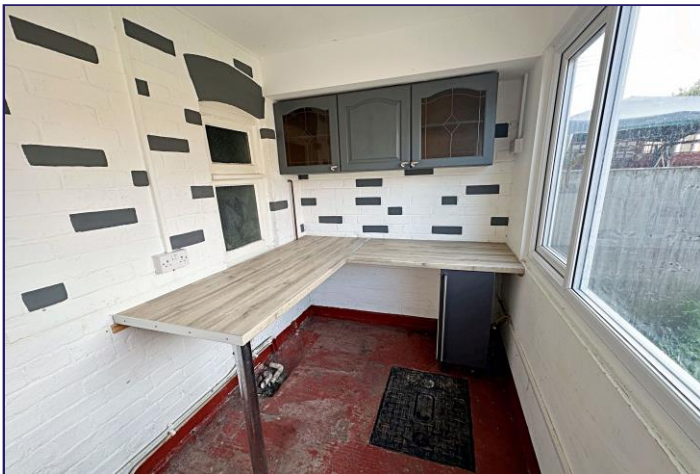
South facing garden with patio seating area. Low maintenance. Right of access to neighbouring gardens.

Tenure: Freehold

Council Tax Band: C

Mobile and Broadband information:

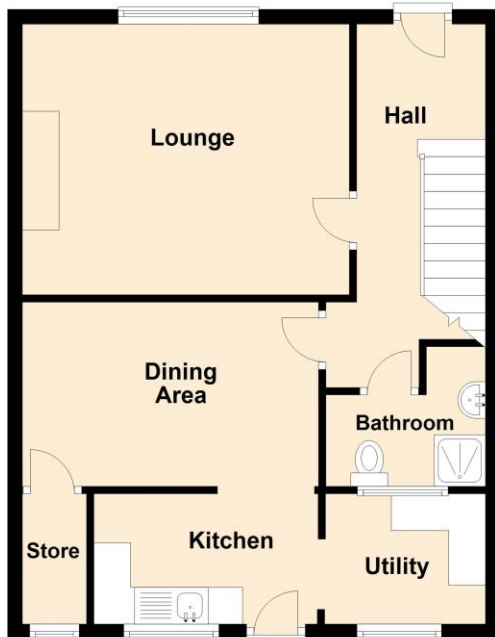
To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 2QD





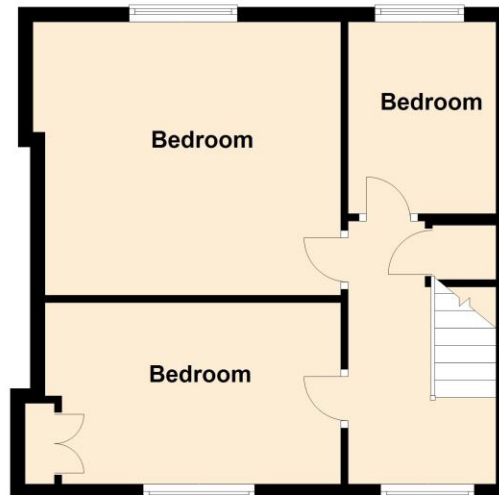
Ground Floor

Approx. 51.4 sq. metres (553.3 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



Total area: approx. 90.5 sq. metres (974.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		

MISREPRESENTATION ACT 1991

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N446 Ravensworth 01670 713330

