



11 Broadway Close, Pershore, WR10 2QQ

Offers in excess of £450,000

 4  1  2  E





CHRISTIAN  
LEWIS



# 11 Broadway Close

Pershore, WR10 2QQ

- A detached property backing out onto open fields
- Situated in a peaceful, corner plot
- Double length tandem garage
- Highly regarded village location
- Flexible living
- Scope to make it your own
- Large driveway and parking
- A much loved family home
- Four bedrooms
- Must be viewed

A large, detached dormer style home situated in peaceful spot, tucked away in the corner of Broadway Close with the added benefit of a beautiful open aspect to the rear.

A much loved home for many years offering great scope to put your own stamp on it. Offering flexible and spacious living this home really does need to be viewed to appreciate the size and location it has to offer. The property comprises of; hall, w/c, living room through to dining room, kitchen/breakfast and study. Upstairs are four bedrooms and a family bathroom. Outside there is a driveway with double length garage, front gardens and rear gardens.



## Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon

Council Tax Band: We understand that the Council Tax Band for the property is Band F

EPC Rating: E

## Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.





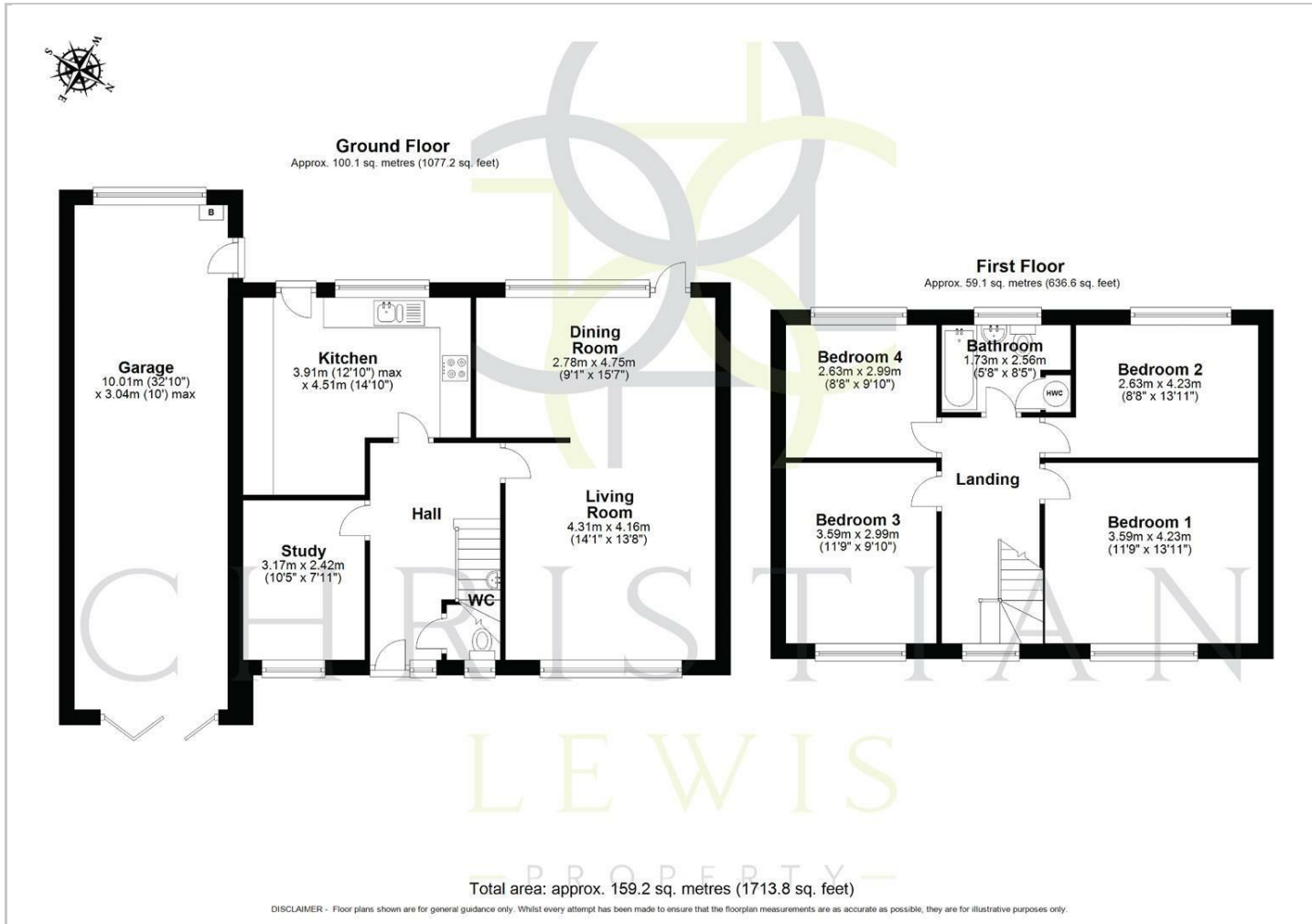






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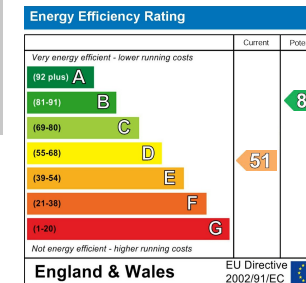
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.