



4 Main Street, Sedgeberrow, Evesham, WR11 7UF

**£260,000**





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Nestled in the highly desirable village of Sedgeberrow, this charming home beautifully combines characterful period features with contemporary comforts. Located within the catchment area for outstanding schools, it's ideal for families seeking both charm and convenience.

The property offers generous ground floor living space and features two well-proportioned double bedrooms, perfect for a growing family, welcoming guests, or setting up a dedicated home office. A stylish, modern bathroom enhances the appeal of this traditionally elegant home.

Whether you're drawn to the peaceful pace of village life or the excellent nearby amenities and schools, this home truly offers the best of both worlds. Don't miss your chance to make this delightful house your new home in the heart of Worcestershire.

The property comprises of; hall, living room/dining room, kitchen, utility and conservatory. Upstairs there are two double bedrooms and a family bathroom. Other benefits include rear garden and on street parking.



#### Additional Information

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

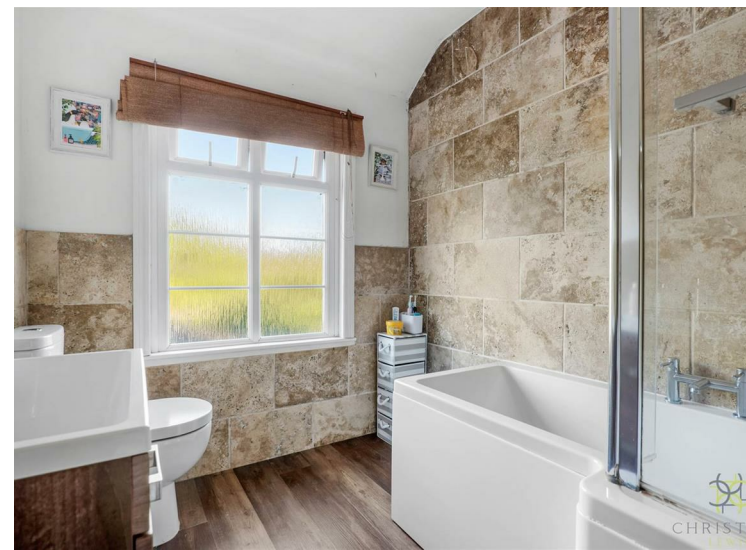
Local Authority: Wychavon District Council

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

EPC Rating: D

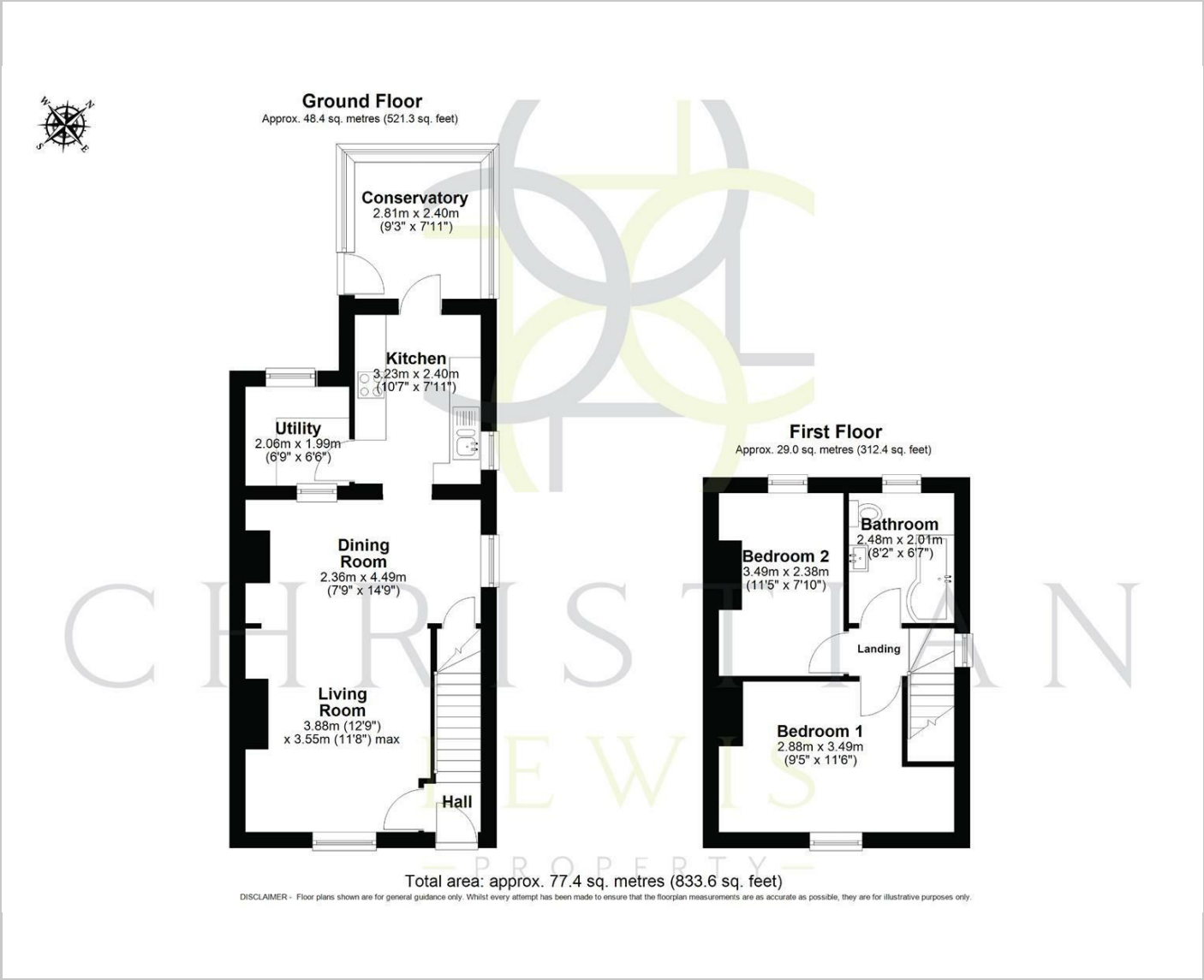
#### Disclaimer

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.





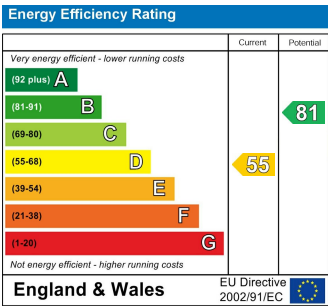
Floor Plans



Area Map



Energy Performance Graph



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