



12 Bredon View, Broadway, WR12 7AY

Guide price £160,000





12 Bredon View

Broadway, WR12 7AY

- Ground Floor Maisonette
- Generous Lounge
- Popular Broadway Location
- Viewing Highly Recommended
- One Double Bedroom
- Private Rear Garden
- Ideal First-Time Buy or Investment Opportunity

A well-presented one bedroom ground floor maisonette, situated within the popular village of Broadway and offering well-proportioned accommodation, a private rear garden and useful utility space.

The property is approached via its own private entrance, opening into a central hallway which provides access to the principal accommodation.

The lounge is a good-sized reception room with a large window providing plenty of natural light, together with a feature fireplace creating an attractive focal point to the room. The kitchen is positioned to the rear and offers a range of fitted wall and base units, work surfaces, space for appliances and the added benefit of a useful pantry providing additional storage.

The double bedroom is positioned to the front of the property and provides ample space for bedroom furniture, whilst the bathroom comprises a fitted suite with a bath, wash hand basin and WC.

A particularly useful addition to the accommodation is the separate utility area to the rear, providing further space for appliances and storage, with access leading directly outside.

Externally, the property benefits from its own private rear garden, providing a combination of paved and gravelled seating areas together with established borders and space for a garden shed. To the front is an additional lawned garden area with mature hedging.

The property enjoys a convenient position within the highly sought-after village of Broadway, with the village centre and its excellent range of shops, cafés, restaurants and amenities

Guide price £160,000



Additional Information

Tenure: We understand that the property for sale is Leasehold. There are approx. 89 years remaining on the lease

Local Authority: Wychavon District Council

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

Annual ground rent: £10.00

Annual service charge: £450.00

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

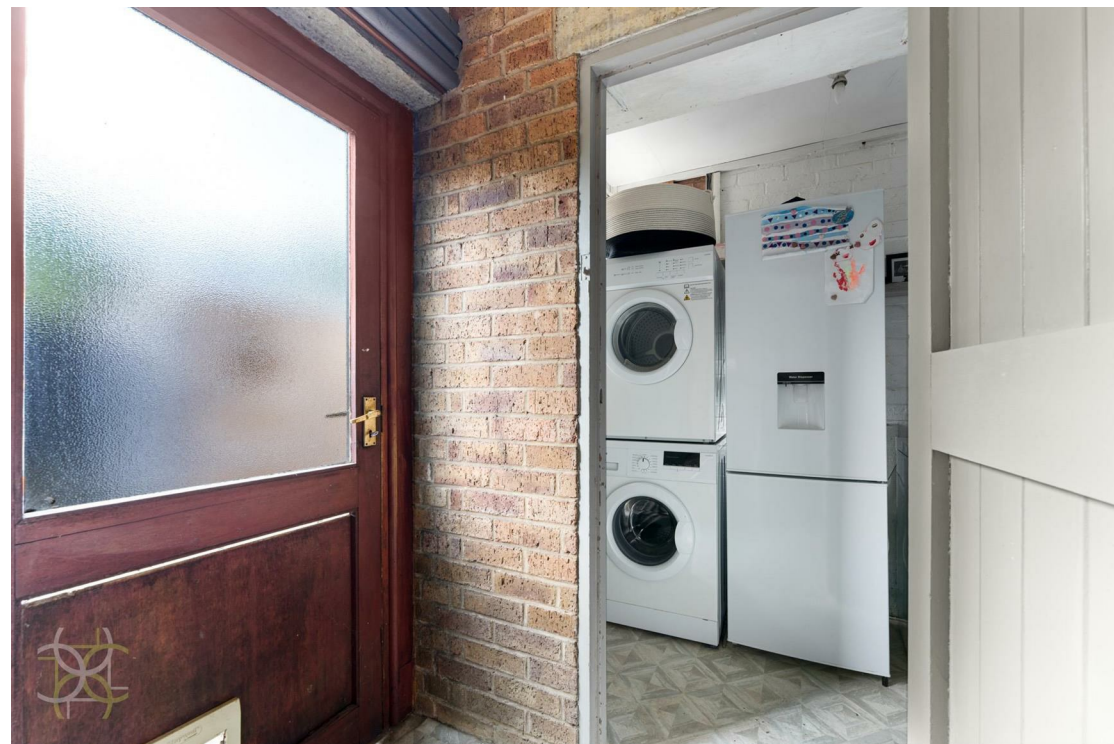
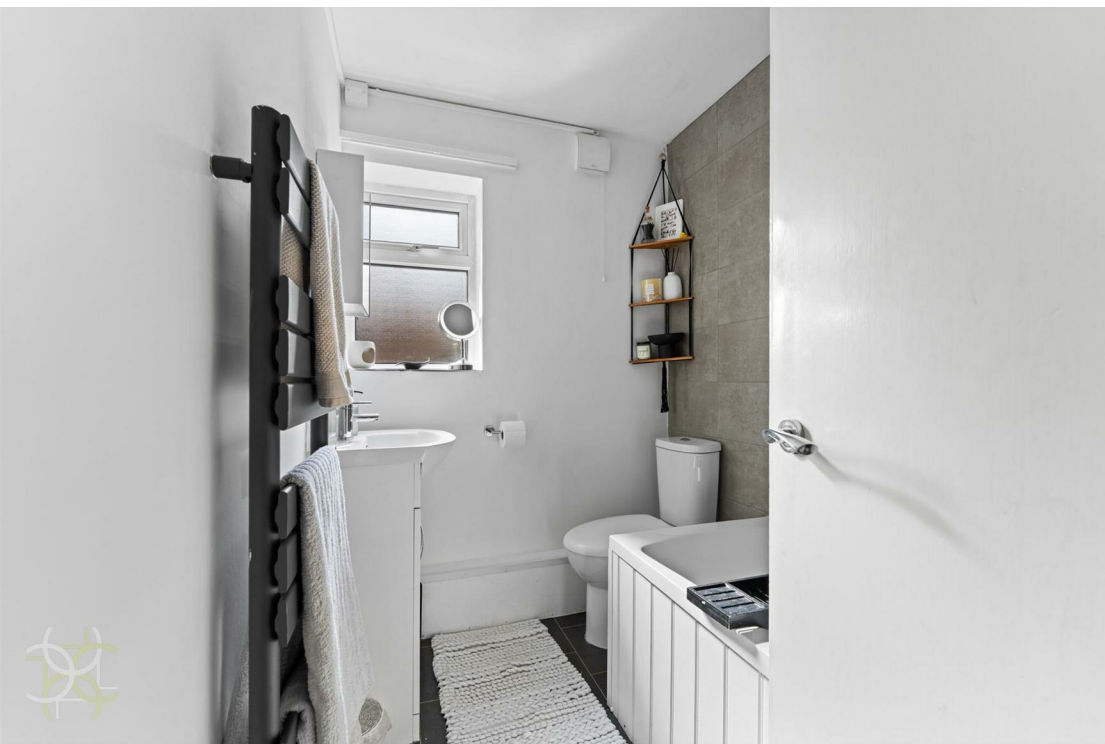
A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

Disclaimer

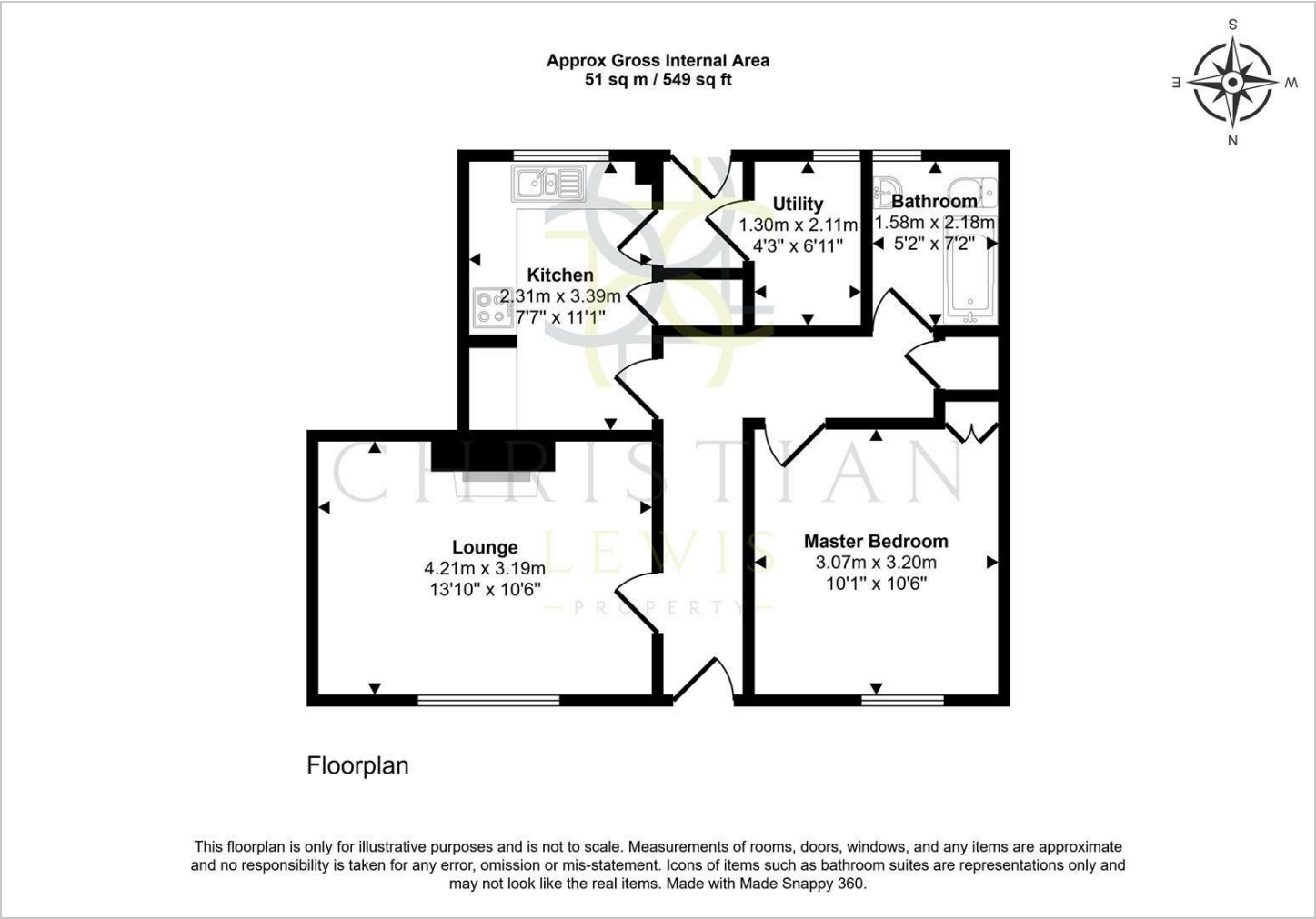
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained 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

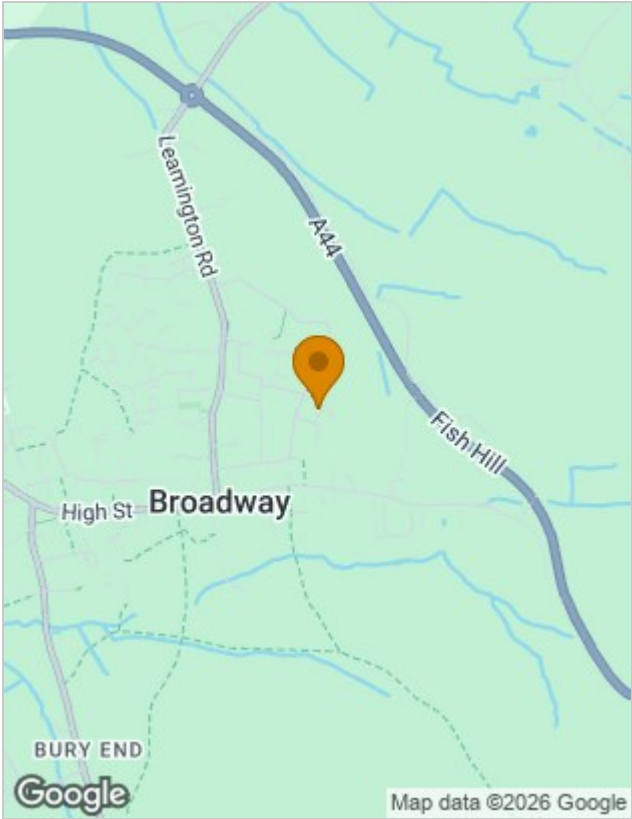


Viewing

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.

Location Map



Energy Performance Graph

