



3 Hopney Cottage, Evesham Road, Bricklehampton

Guide Price **£225,000**

3 Hopney Cottage, Evesham Road

Bricklehampton, Pershore

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

- NO ONWARD CHAIN
- TERRACED COTTAGE
- TWO WELL APPOINTED BEDROOMS
- CHARACTER FEATURES
- KITCHEN DINING ROOM
- LOUNGE WITH FIREPLACE
- SCOPE TO MAKE YOUR OWN
- OFF ROAD PARKING
- PRIVATE REAR GARDEN WITH A VIEW
- VIEWING HIGHLY ADVISED





Ground Floor

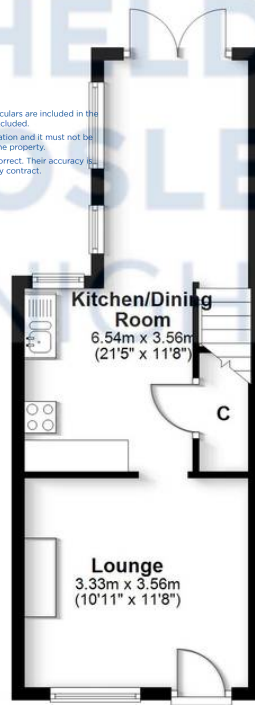
Approx. 43.8 sq. metres (471.3 sq. feet)



Garage
4.77m x 2.70m
(15'8" x 8'10")

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.
Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.
These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



Kitchen/Dining Room
6.54m x 3.56m
(21'5" x 11'8")

Lounge
3.33m x 3.56m
(10'11" x 11'8")

Total area: approx. 74.7 sq. metres (804.0 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

First Floor

Approx. 30.9 sq. metres (332.7 sq. feet)



Bedroom 2
3.53m x 2.30m
(11'7" x 7'6")

Bathroom

Landing

Bedroom 1
3.18m x 3.56m
(10'5" x 11'8")

DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Sheldon Bosley Knight Evesham & Pershore

Sheldon Bosley Knight, 1 Bridge Street, Evesham - WR11 4SQ

01386444900 · eveshamsales@sheldonbosleyknight.co.uk · www.sheldonbosleyknight.co.uk/