



1 Cheltenham Road, Broadway, WR12 7BY

Offers over £350,000





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# 1 Cheltenham Road

Broadway, WR12 7BY

- An older style property on the edge of the village, minutes walk from Broadway High Street
- Scope to make your own and add value
- Garden which is extremely private
- Parking to the front
- Three bedrooms
- Traditional older style home

AN OLDER STYLE PROPERTY ON THE EDGE OF THE VILLAGE JUST MINUTES WALK TO BROADWAY HIGH STREET - WITH PARKING

An excellent opportunity to acquire a property on the edge of Broadway with the chance to add your own personal touch. Offered to the market with no onward chain, the home is likely to appeal to a wide range of buyers, from first-time purchasers to those looking to downsize. With fantastic potential throughout, this property provides an ideal chance to create a home tailored to your tastes.

One of the key highlights is its superb location, just a short walk from Broadway High Street and within easy reach of the Cotswold Way.

The accommodation comprises a porch, entrance hall, living room, kitchen/breakfast room, sun room and a shower room on the ground floor. Upstairs, there are three bedrooms and a family bathroom. Additional benefits include off-road parking to the front, a private rear garden with a sunny aspect, and solar panels.



## Additional Information

Tenure: We understand that the property for sale is Freehold  
Local Authority: Wychavon District Council  
Council Tax Band: We understand that the Council Tax Band for the property is Band C  
EPC Rating C

## 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.

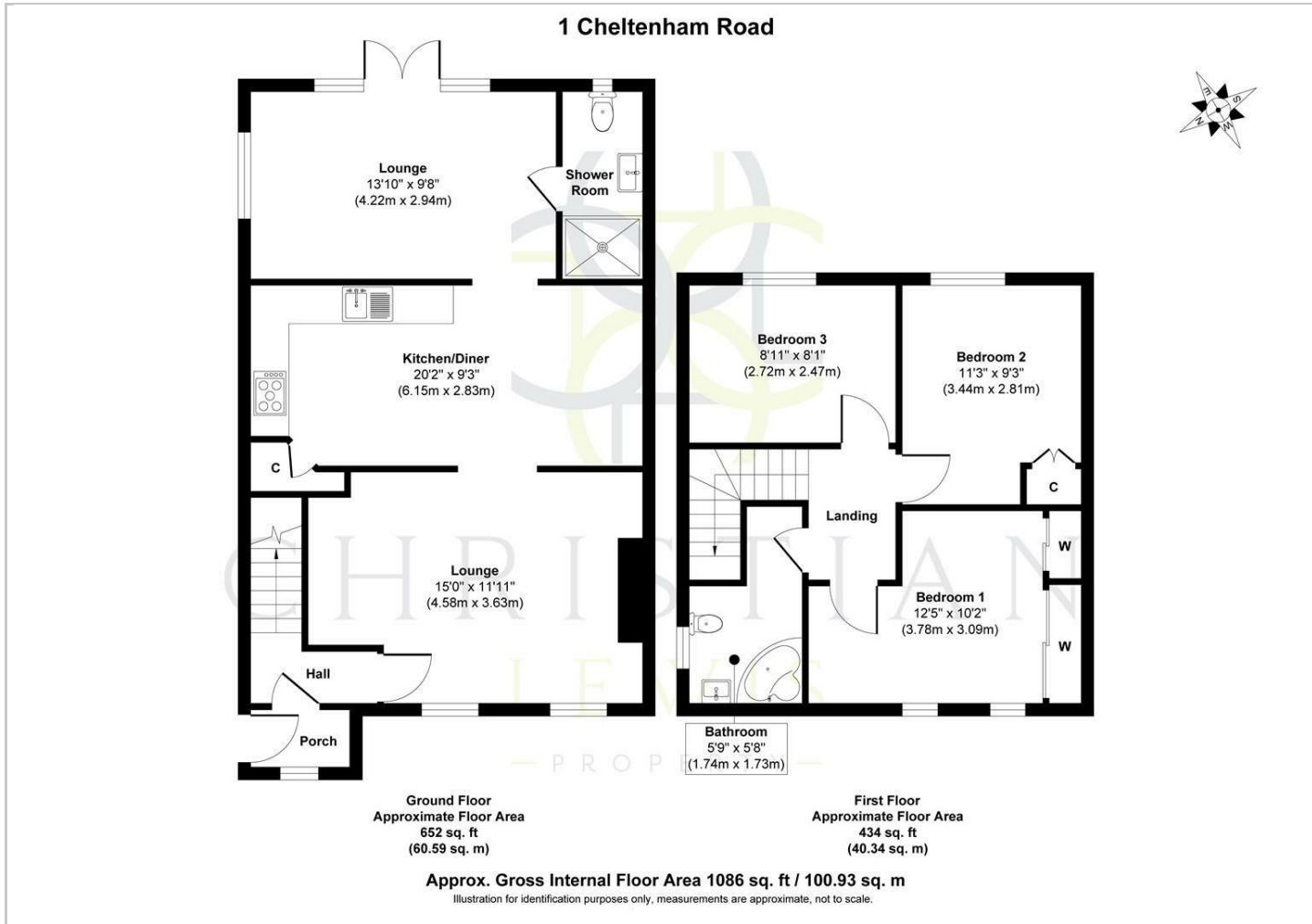
Please inform us if you become aware of any information being inaccurate.



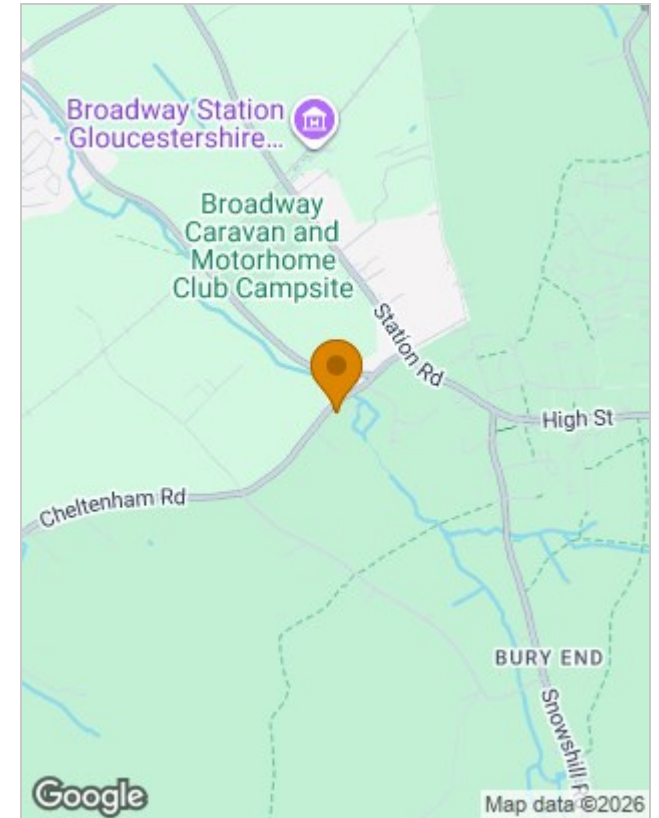




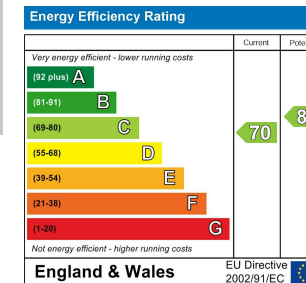
## Floor Plans



## 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.