



61 Sandcroft Avenue, Broadway, WR12 7EJ

Asking price £180,000









# 61 Sandcroft Avenue

Broadway, WR12 7EJ

- Three bedrooms
- Backing out onto open fields
- Extremely spacious
- Scope to add value
- Walking distance into Broadway
- First floor
- Highly regarded area
- Chain free
- Lots of potential
- Calling all first time buyers

This chain-free three-bedroom first-floor maisonette offers unexpectedly spacious accommodation, complete rear gardens backing out onto open fields, and is located in the highly sought-after village of Broadway. While the property is in need of improvement, it offers fantastic potential.

The maisonette is accessed via a paved pathway leading to a private front door, opening into the entrance hallway. On the ground floor, there is a convenient store/utility room, with stairs rising to the main living area.

The first-floor landing provides access to all rooms, including a generous sitting room. The kitchen/breakfast room is fitted with a range of units and offers delightful views across open countryside. The three well-proportioned bedrooms include a master with built-in storage cupboard, and the family bathroom completes the accommodation.

Outside, the rear garden is a blank canvass for the new potential buyer.



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## Additional Information

Tenure: We understand that the property is for sale Leasehold 125 years from 1983

Local Authority: Wychavon

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

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.



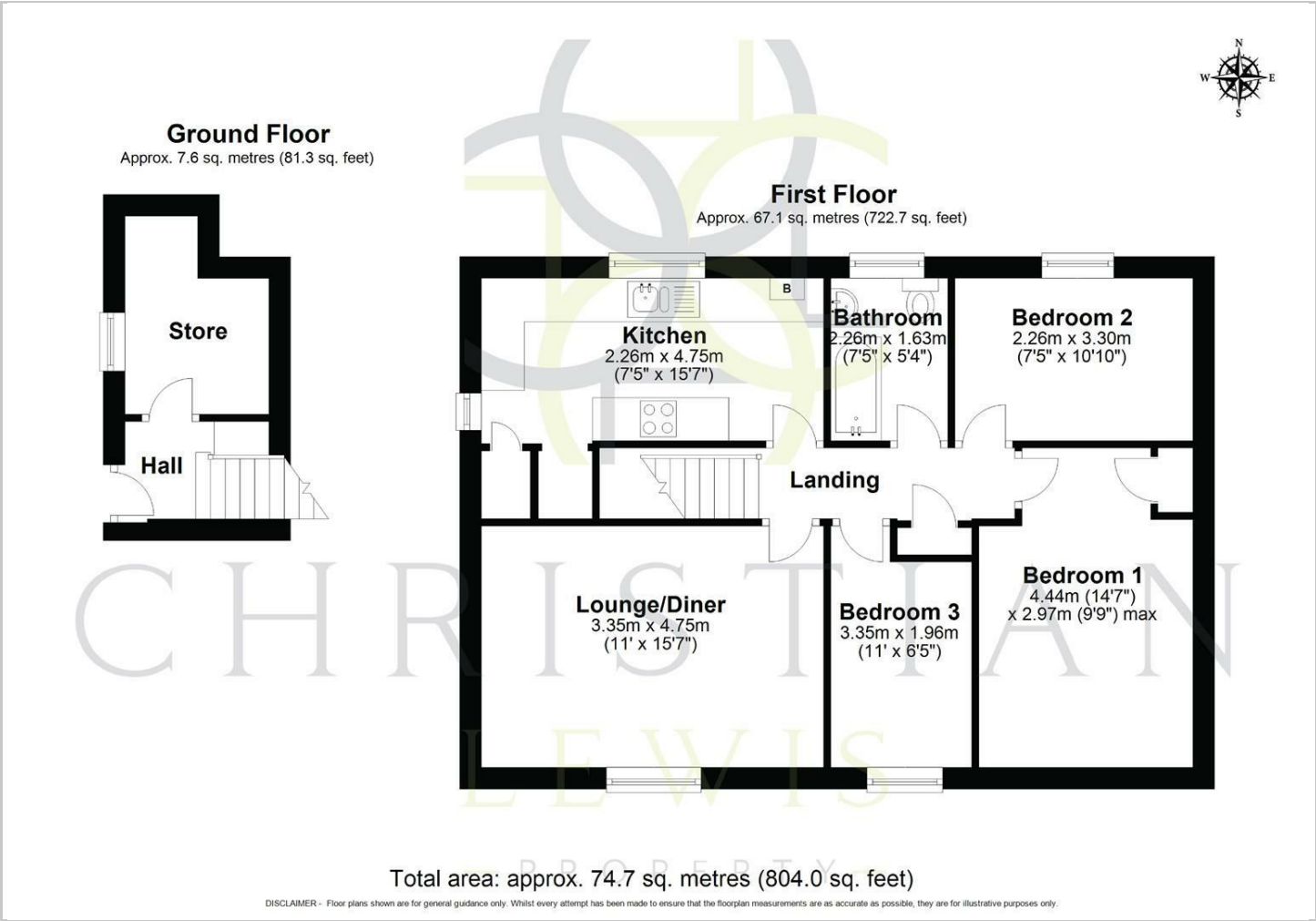








Floor Plans

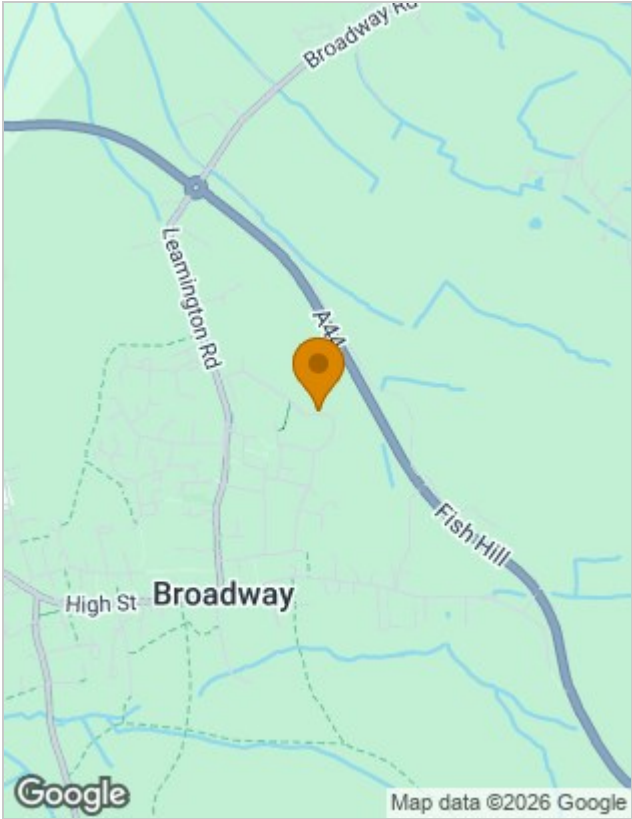


Viewing

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

