Roman Nook Main Street, Evesham, Bretforton WR11 7JH

Asking price £550,000

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CHRISTIAN LEWIS PROPERTY

# Roman Nook Main Street

## Bretforton
## Evesham, WR11 7JH

- Brand new and ready to move into
- Parking
- Detached
- Brilliant spec and quality
- Highly regarded village setting
- Single storey living

TWO BRAND NEW THREE BEDROOM DETACHED BUNGALOWS OFFERED TO THE MARKET IN THE HIGHLY SOUGHT AFTER VILLAGE OF BRETFORTON

Nestled in a peaceful and exclusive setting amongst a small cluster of individually designed homes, this exceptional three-bedroom detached bungalow offers a rare opportunity to acquire a high-quality new-build property in a sought-after location.

Constructed by a highly regarded local builder renowned for their craftsmanship and attention to detail, the property has been finished to an impressive specification throughout. Combining modern design with practical single-storey living, this superb home must be viewed internally to fully appreciate the quality, space, and finish on offer.

The accommodation is thoughtfully arranged and comprises a welcoming entrance hallway, a spacious open-plan kitchen/dining room featuring a central island ideal for both everyday family living and entertaining, and a comfortable lounge providing a relaxing space to unwind. There are three well-proportioned bedrooms, including a generous principal bedroom benefiting from a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family shower room.

Externally, the property enjoys off-road parking and an enclosed rear garden, providing the perfect space for outdoor dining, gardening, or simply enjoying the peaceful surroundings.

Further benefits include energy-efficient construction, quality fixtures and fittings throughout, and the reassurance of a 10-year structural warranty, offering peace of mind for years to come.

This beautifully appointed bungalow represents an excellent opportunity for a wide range of purchasers, from downsizers seeking convenient single-level living to families and professionals looking for a high-quality home in a tranquil location.

## Asking price £550,000

### 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 - TBC
EPC Rating XXX

### 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.

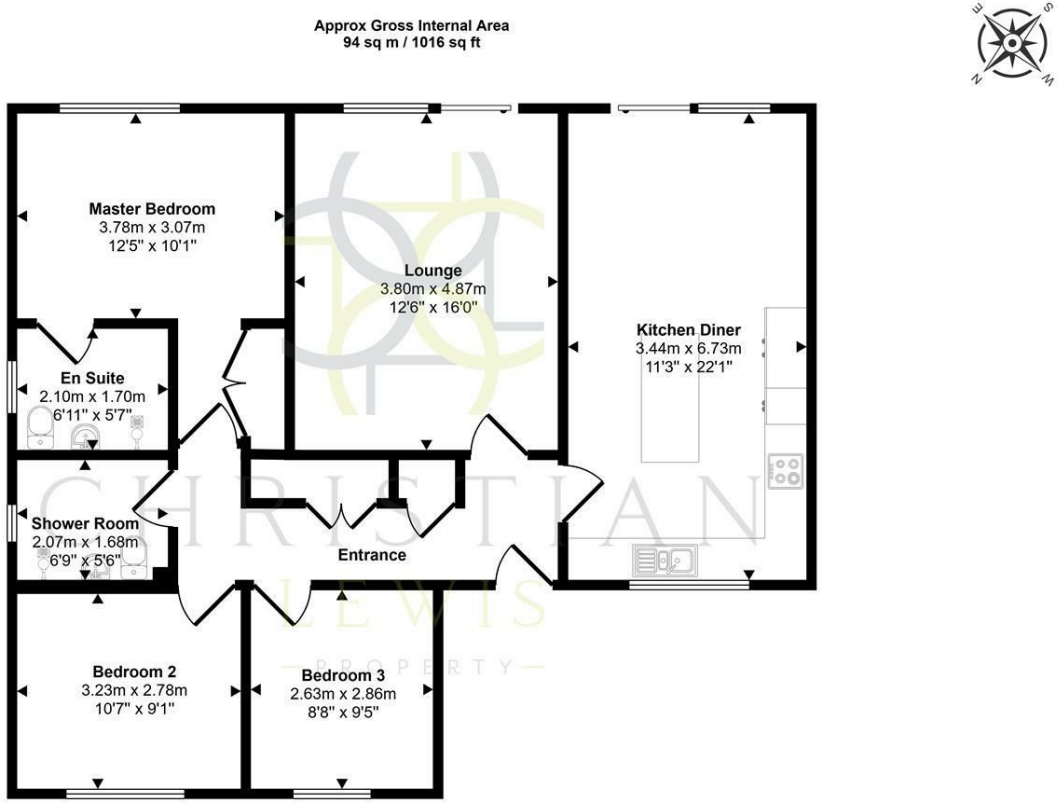
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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

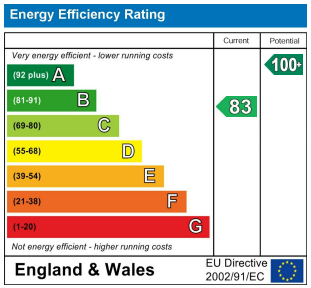



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## 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.

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