

Byefield Leamington Road, Broadway, WR12 7ED

Guide price £600,000

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CHRISTIAN LEWIS PROPERTY



Byefield Leamington Road

Broadway, WR12 7ED

- A beautifully presented detached bungalow positioned in a non estate position with great views to the front and back
- Completely refurbished throughout by the current owners, leaving no stone unturned
- Great rear garden which is well stocked with patio
- Gas fire in the lounge along with underfloor heating in the lounge/kitchen
- Large driveway providing ample parking and single garage
- Three spacious bedrooms
- High end finishes

*** NO ONWARD CHAIN ***

A REFURBISHED DETACHED BUNGALOW WITH SUPERB OUTLOOK, POSITIONED IN BETWEEN BROADWAY AND WILLERSEY

Byefield is an immaculately presented three-bedroom detached bungalow, offered to the market in true “turn-key” condition, making it an ideal choice for buyers seeking stylish and effortless single-storey living. Perfectly positioned within walking distance of both Broadway and Willersey, the property combines convenience with a desirable village setting.

Having been extensively remodelled, refurbished, and thoughtfully enhanced by the current owners, the home has been finished to an exceptional standard throughout, with careful attention to detail evident in every aspect.

The accommodation is both spacious and well-balanced, comprising a welcoming hallway leading to three generously sized bedrooms, a recently refitted and contemporary shower room, and a beautifully presented lounge featuring bespoke cabinetry, adding both character and practical storage. The kitchen/diner is equally impressive, offering a modern and sociable space ideal for everyday living and entertaining.

Externally, the property continues to impress. To the rear, a substantial patio area provides the perfect setting for outdoor dining and relaxation, while the garden itself is thoughtfully landscaped and richly stocked with a variety of plants and shrubs, creating a private and tranquil environment.

To the front, a large driveway offers ample off-road parking, making it particularly suitable for those with multiple vehicles, or for accommodating a caravan or motorhome. A single





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Additional Information

Tenure: We understand that the property is for sale 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.

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.


CHESNEYS

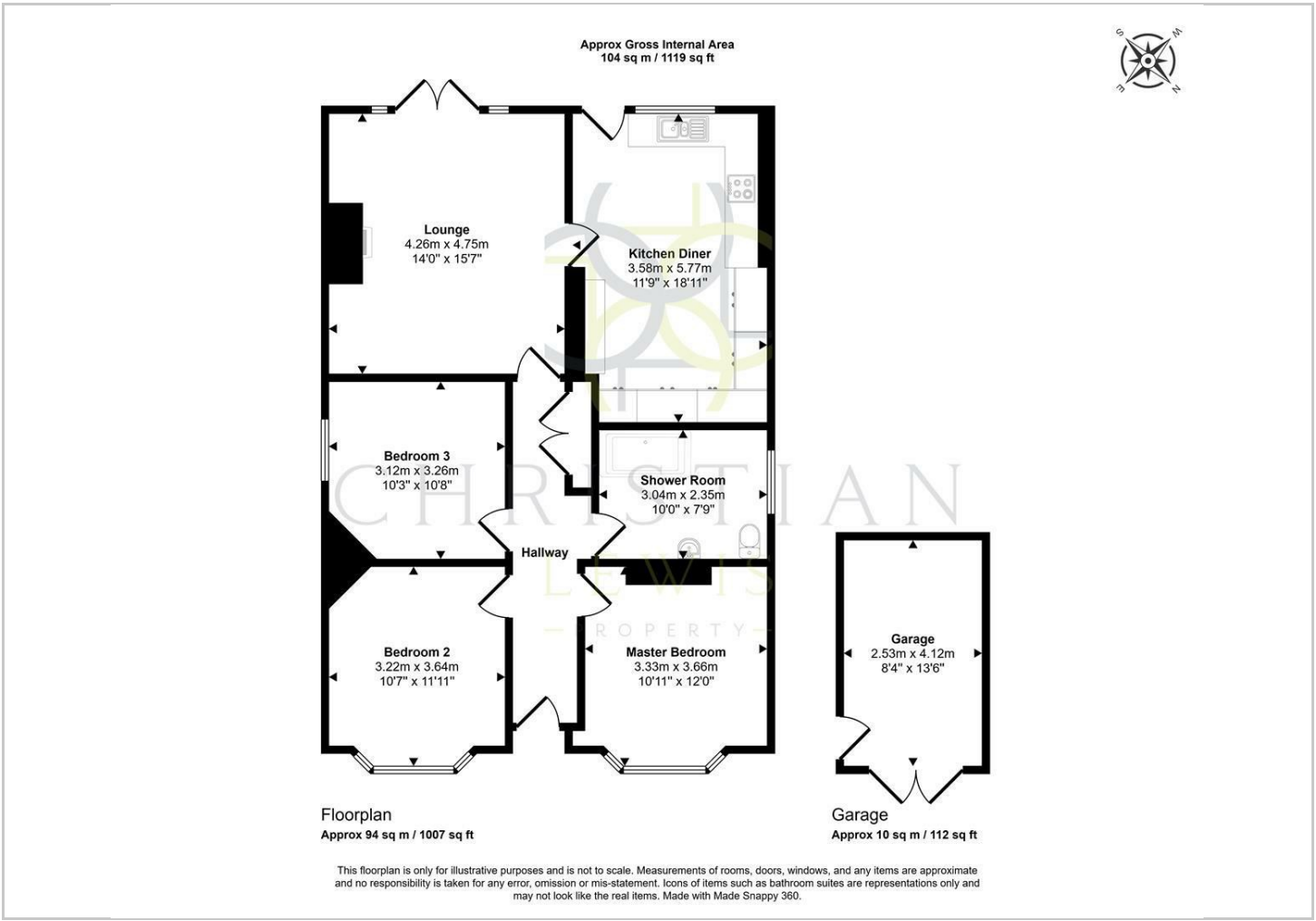




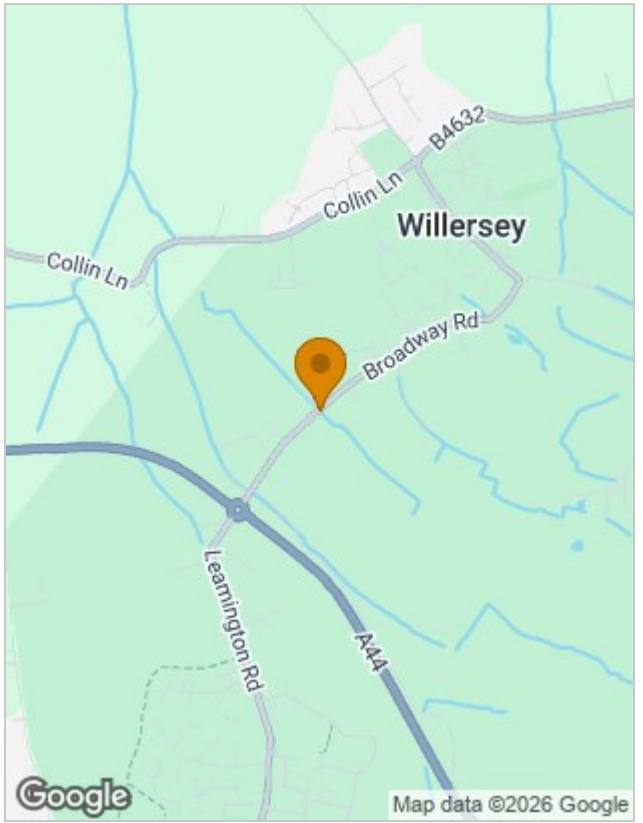




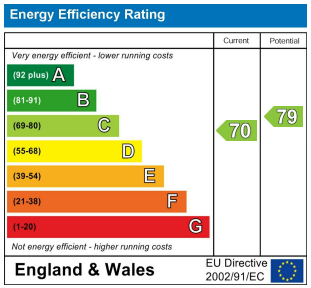
Floor Plans



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.

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