



9 Old School Drive  
, Sedgeberrow, WR11 7WB

**Asking price £145,000**





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, Sedgeberrow, WR11 7WB

\*\*\*\* 50% SHARED OWNERSHIP \*\*\*\*

Ready to go 3-Bedroom Semi-Detached Home in the Heart of Sedgeberrow

Nestled in the quaint village of Sedgeberrow, this delightful 3-bedroom semi-detached home offers the perfect opportunity for first-time buyers looking to step onto the property ladder. With 862.3 sq ft of well-presented living space, this move-in ready property combines village charm with modern convenience.

The ground floor features a spacious living room, ideal for relaxing or entertaining, along with a bright kitchen-diner to the rear, perfect for family meals or hosting guests. A handy downstairs W.C. adds practicality to the layout.

Upstairs, you'll find three well-proportioned bedrooms, two of which are doubles, and a stylish family bathroom.

Externally, the home benefits from off-road parking and a private rear garden – a peaceful space to enjoy outdoor living.

Set within a friendly, close-knit community and surrounded by beautiful countryside, this charming home offers a wonderful blend of rural living with easy access to nearby towns and amenities.







## Additional Information

Tenure: We understand that the property is for sale shared ownership (leasehold) 50% share available as part of the shared ownership scheme and 119 years left on the lease.

The rent charge totals £370.58

Service charges £52.75

Local Authority: Cotswold District Council

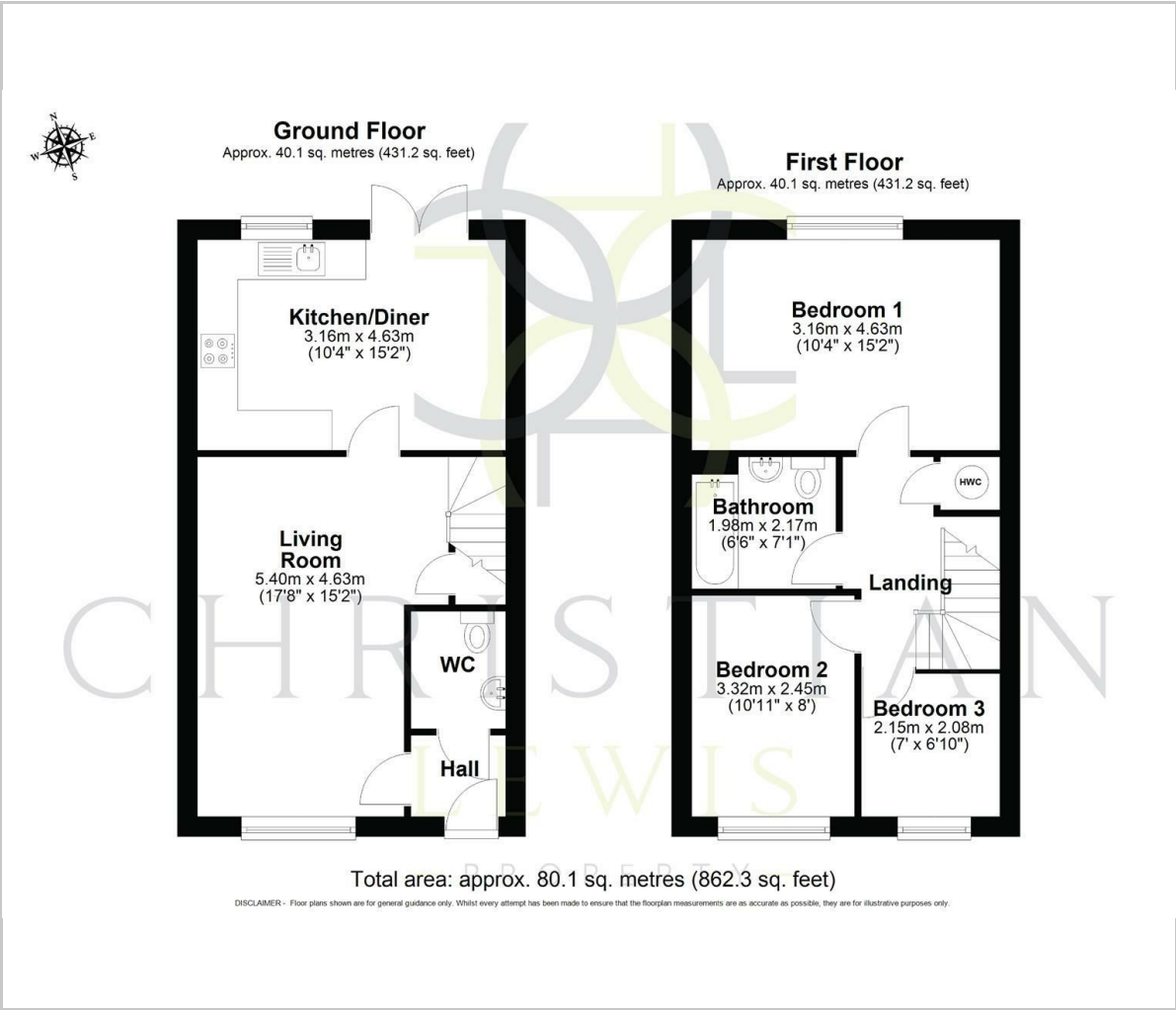
Council Tax Band: We understand that the Council Tax Band for the property is Band C

EPC Rating: B

## 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 Plan



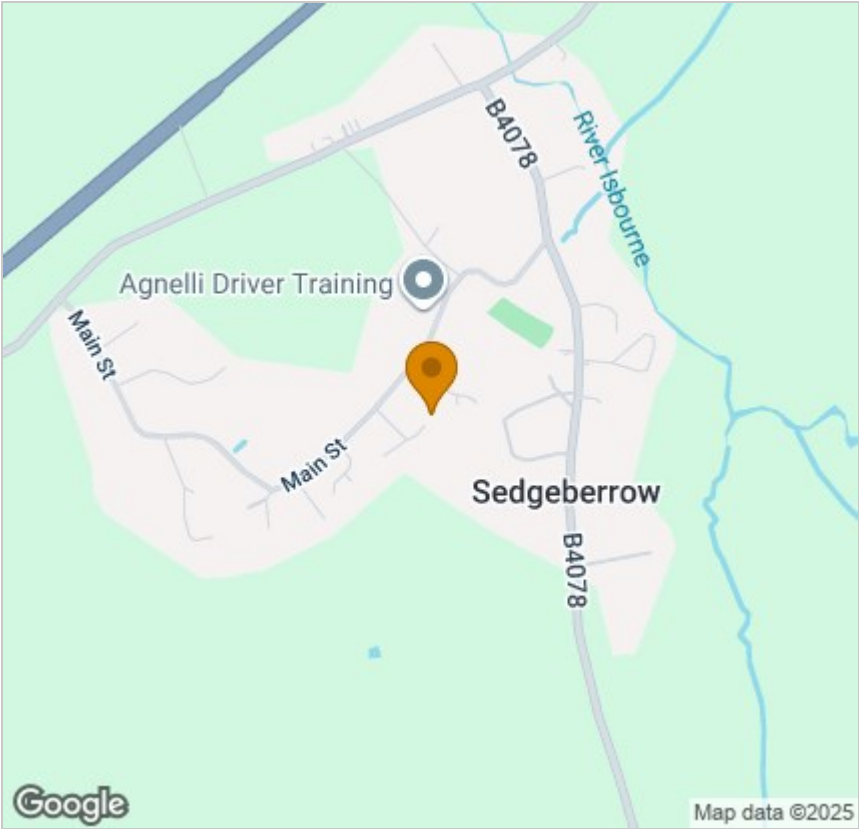
Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

