



12 Grange Road, Bretforton, WR11 7HR

Offers over £325,000









# 12 Grange Road

Bretforton, WR11 7HR

- A traditional family home situated a large plot
- Three bedrooms
- Parking for multiple cars and a caravan/motorhome
- In the heart of Bretforton
- Lovingly owned for many years by the current owners
- Scope to extend or a potential building plot (STPP)
- Sunny aspect to the rear
- Log burner
- Single garage
- Must be viewed

A well-maintained traditional family home set within a highly sought-after village, occupying a generous plot that offers significant potential for extension (subject to planning permission).

This is a superb opportunity to acquire a much-loved home, beautifully cared for and positioned on an enviable plot with excellent scope for future development. The property comprises of; hall, living room, kitchen/diner, w/c/utility room and rear porch. Upstairs there are three spacious bedrooms and a family bathroom. Other benefits include ample parking, garage and sunny rear garden.



## Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon

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

EPC Rating: D

## 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.





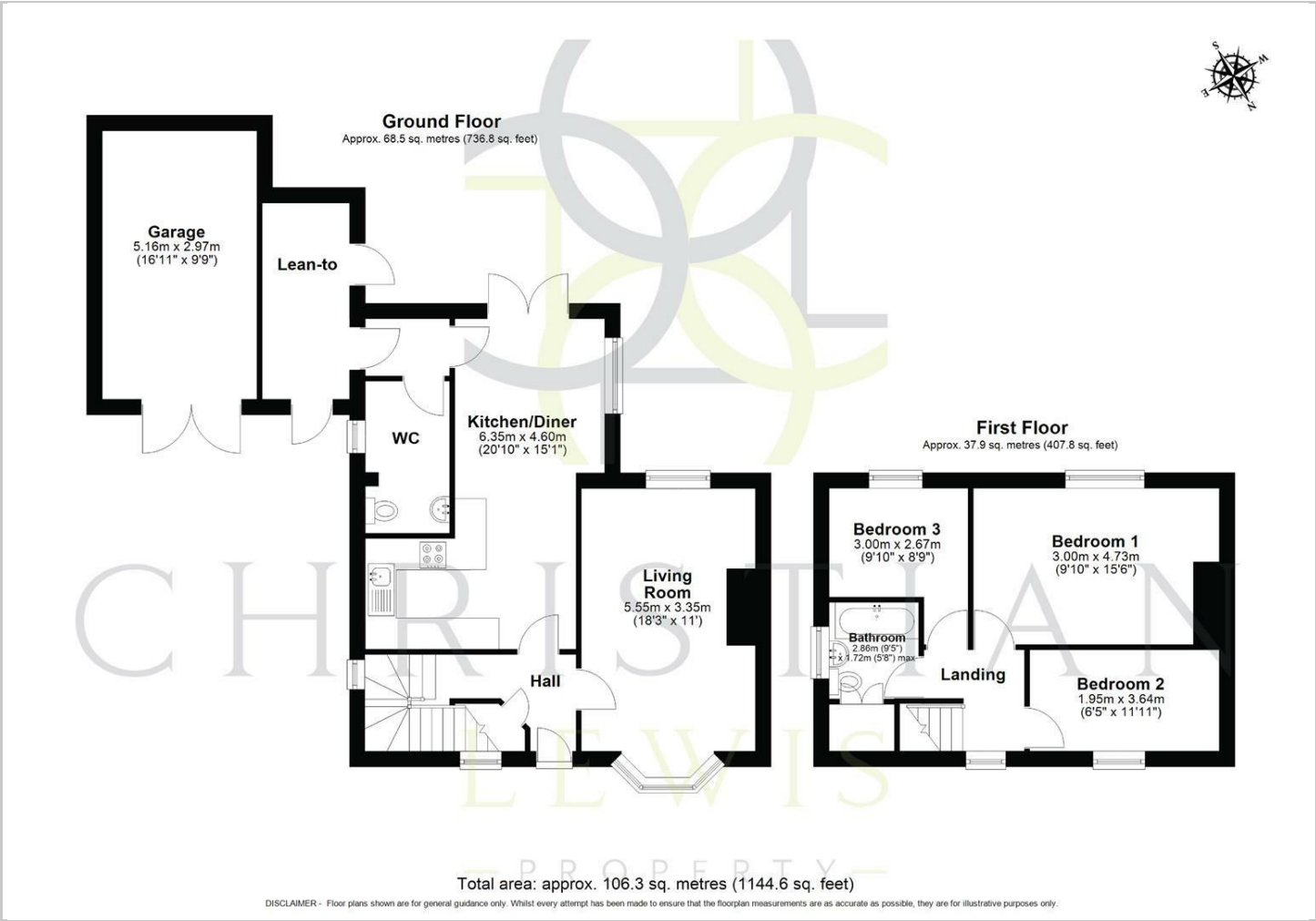






CHRISTIA  
LEWIS

Floor Plans

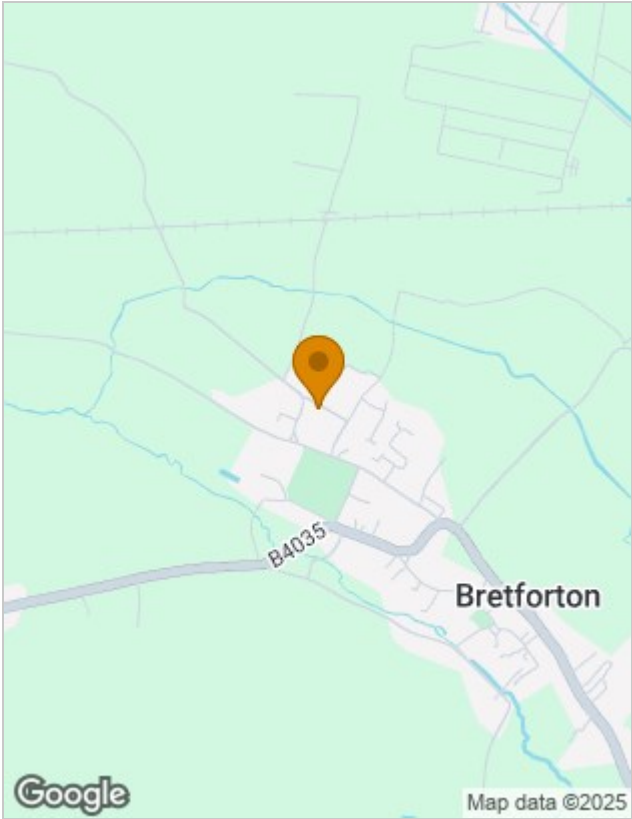


Viewing

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

