



43 Bibsworth Avenue, Broadway, WR12 7BG

Guide price £450,000



  
CHRISTIAN  
LEWIS  
—PROPERTY—





LEWIS



# 43 Bibsworth Avenue

Broadway, WR12 7BG

- Beautifully renovated and extended
- Stunning rear extension
- Ample parking
- Walking distance to Broadway's High Street
- Three bedrooms
- Loft conversion
- Home office
- Well stocked private rear garden

An impressively extended traditional home that truly delivers the 'wow' factor, featuring a striking rear extension,

This is a fantastic opportunity to acquire a turn key property, fully renovated and thoughtfully extended by the current owners offering \*1,600sqft\* of living space. A viewing is essential to truly appreciate everything this exceptional home has to offer. Located on Bibsworth Avenue, just a short walk from Broadway's High Street, this delightful home offers versatile living and is ideal for a range of buyers.

The ground floor features a welcoming entrance hall, a cosy living room, a stylishly renovated bathroom, and a stunning open-plan kitchen/dining/living area, complemented by a utility room and convenient W/C. Upstairs, the first floor hosts two bedrooms and a contemporary family bathroom, while the second floor offers an additional spacious double bedroom.

Externally, the property benefits from ample off-road parking, a beautifully maintained rear garden with a raised seating area and lawn, and a fully insulated, electrically equipped home office—perfect for remote working or a creative space.

Guide price £450,000



## Additional Information

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

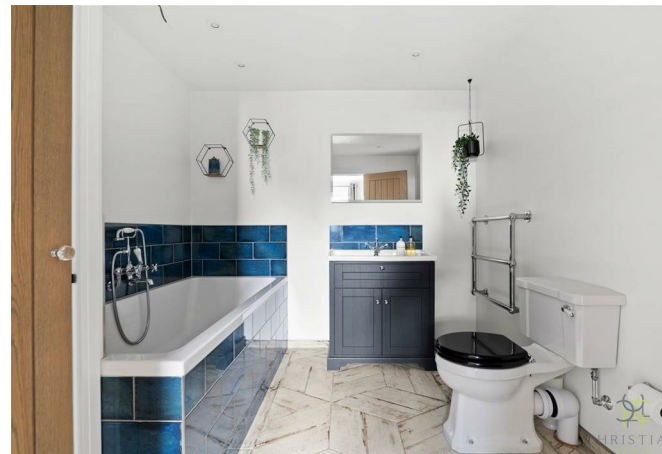
Local Authority: Wychavon

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

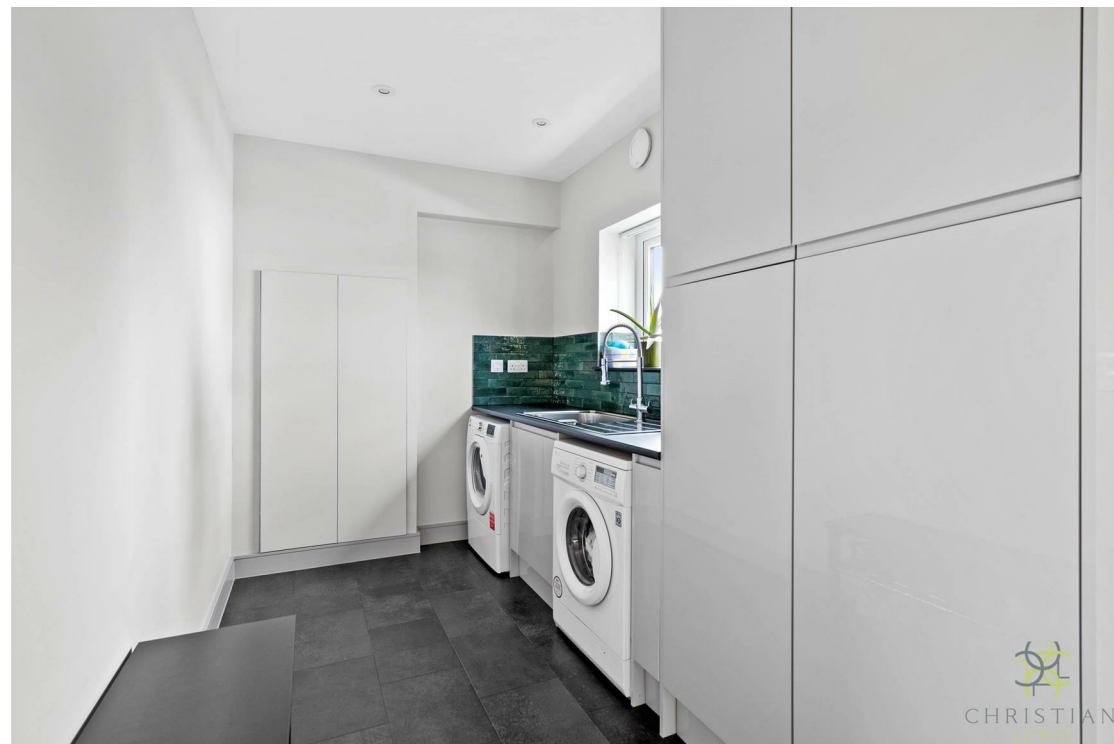
EPC Rating: TBC

## 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.





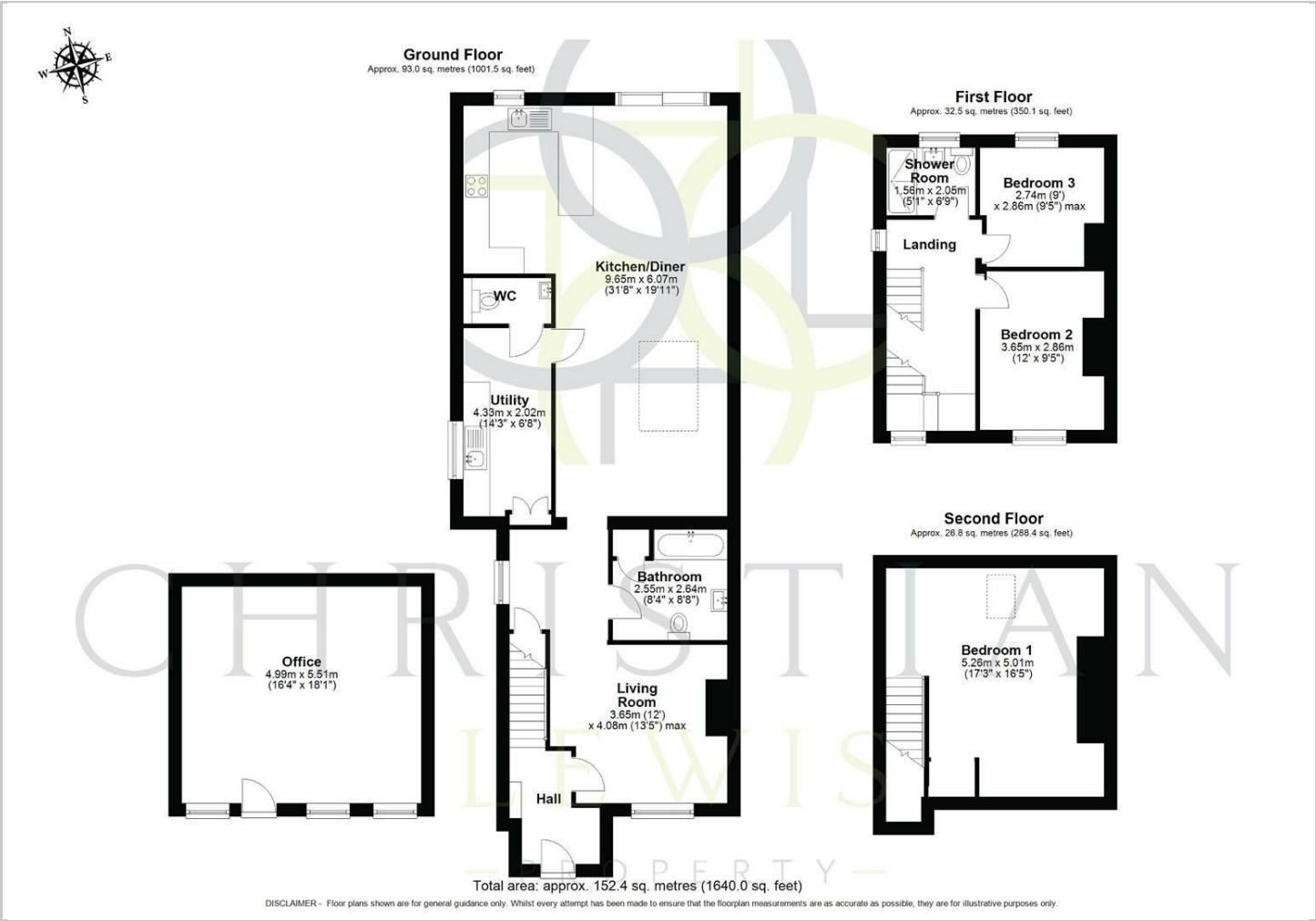






CHRISTINA  
LEWIS

Floor Plans

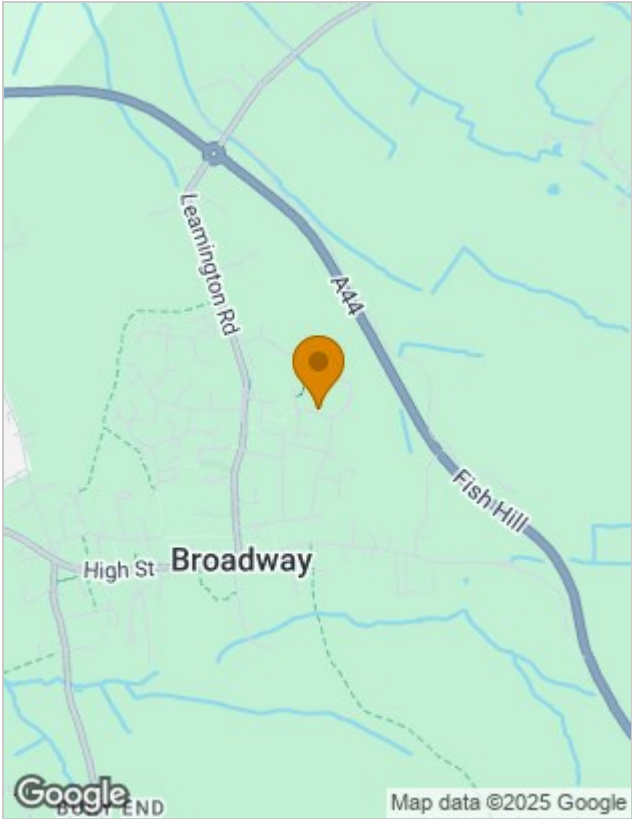


Viewing

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC