



55 Leamington Road, Broadway, WR12 7EG

Asking price £400,000

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55 Leamington Road

Broadway, WR12 7EG

- Four bedrooms, three bathrooms
- Parking
- Spacious and flexible living
- Master with ensuite
- Close to the village

FOUR BEDROOMS, TWO BATHROOM WITHIN A STONES THROW OF BROADWAY HIGH STREET

A deceptively spacious and highly versatile family home, ideally positioned on the sought-after Leamington Road just a short distance from the village centre and its excellent range of shops, cafés, amenities, and transport links. Offering generous and flexible accommodation throughout, this property is perfectly suited to growing families or those seeking adaptable living space.

The ground floor briefly comprises a welcoming entrance porch leading into a comfortable lounge, a well-appointed kitchen, a bright and airy conservatory overlooking the rear garden, a cosy snug which could also serve as a playroom or home office, and a convenient ground floor shower room.

To the first floor, the property offers four well-proportioned bedrooms, including a spacious principal bedroom benefitting from its own ensuite shower room, together with a modern family bathroom serving the remaining bedrooms.

Externally, the property enjoys a front garden, low-maintenance rear garden ideal for outdoor entertaining, and valuable off-road parking accessed from the rear.

Combining generous living accommodation with a convenient location close to the high street, this is an excellent opportunity to acquire a substantial and adaptable home.



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 C

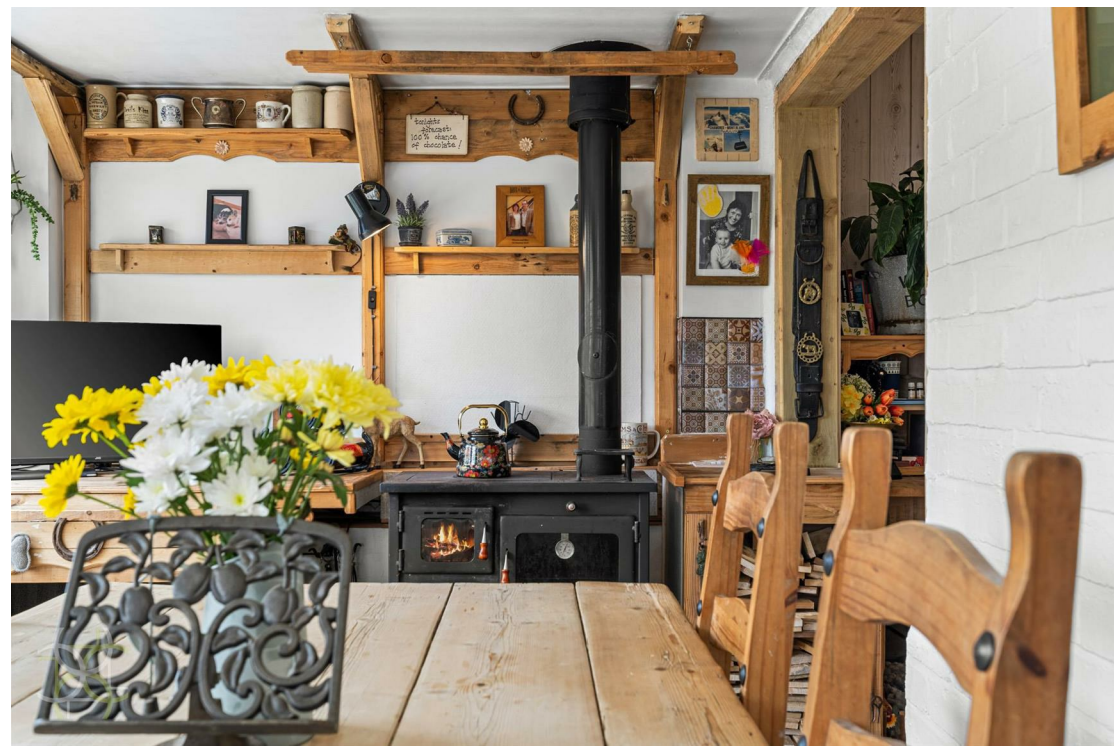
DISCLAIMER

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.

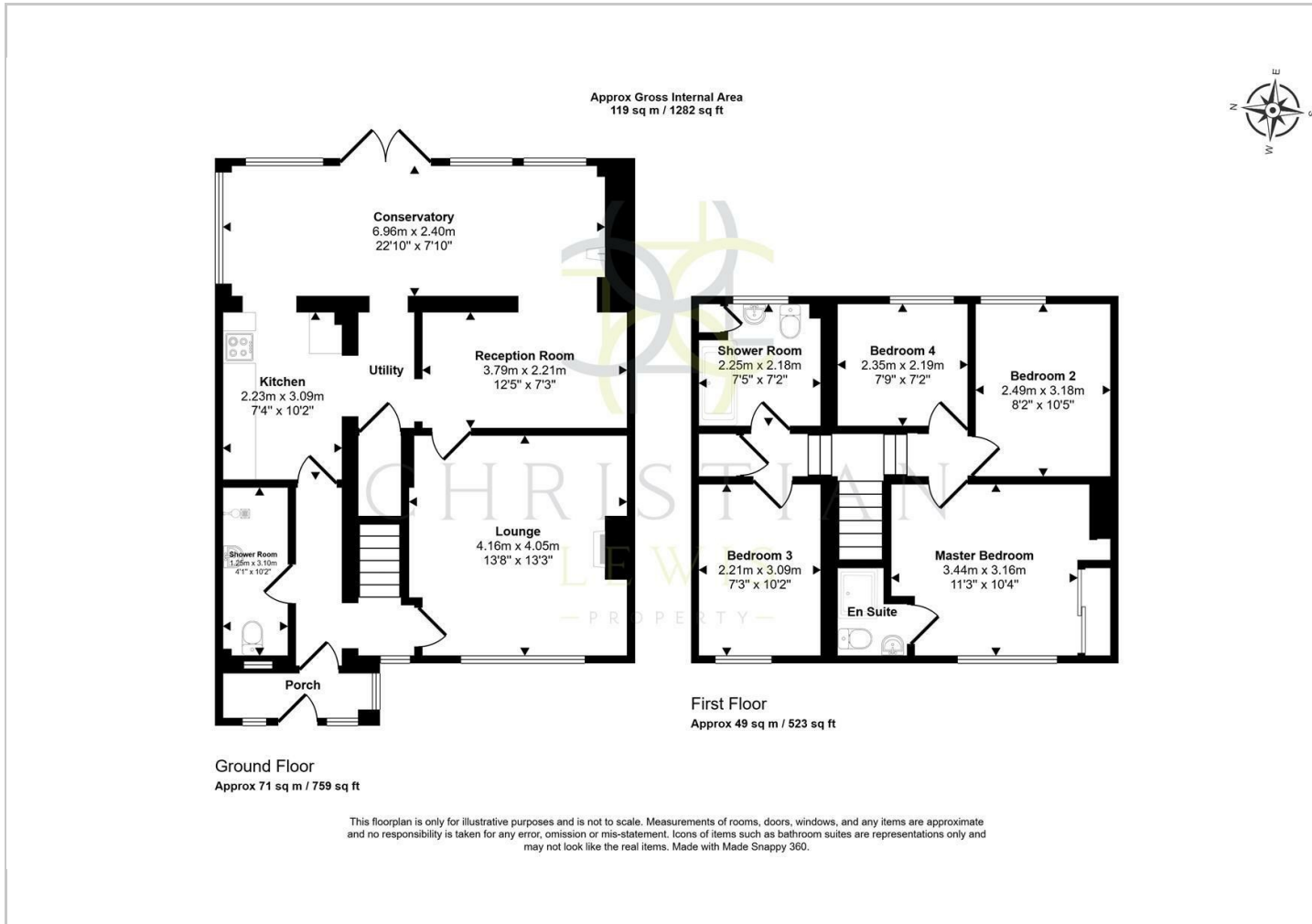




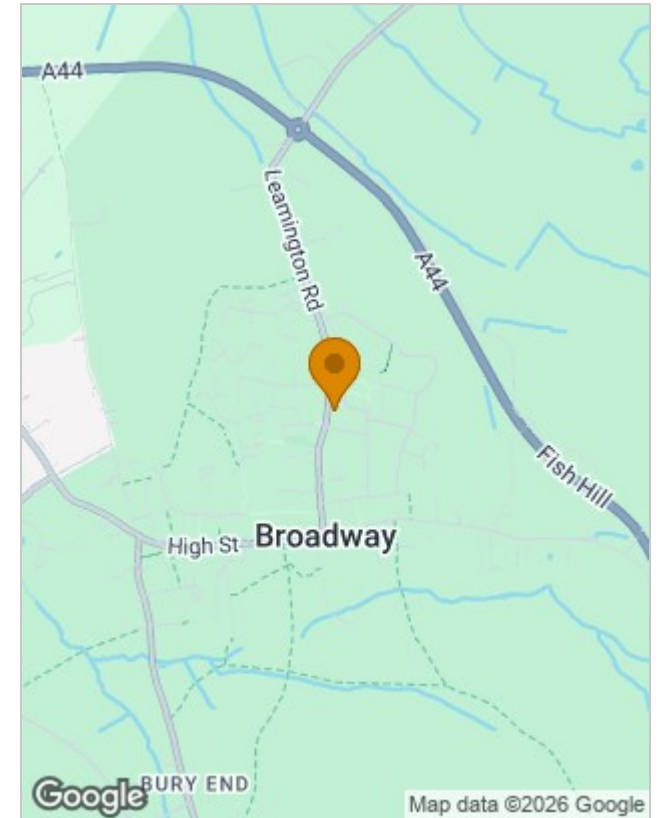


SPOILED
DOGS
want their
household staff
LIVE HERE

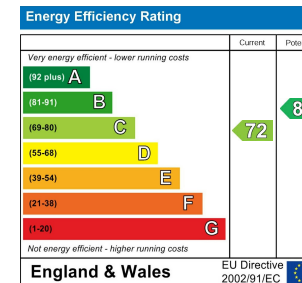
Floor Plans



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.