



15 Fleece Road, Broadway, WR12 7EX

Asking price £475,000







CHRISTIA  
LEWIS

Asking price £475,000

# 15 Fleece Road

Broadway, WR12 7EX

- Three bedrooms
- Walking distance to Broadway High Street
- Beautiful kitchen/dining/living
- Quality fixtures - Amtico flooring throughout downstairs, boiling tap in the kitchen and electric car charger
- Peaceful location - in a cul de sac position
- Tastefully renovated and extended
- Must be viewed
- The ideal downsize or bolt hole

## A TASTEFULLY RENOVATED AND EXTENDED HOME LOCATED IN A PEACEFUL POSITION

Occupying a private position within a peaceful cul-de-sac, this beautifully presented three-bedroom home has been thoughtfully renovated and extended by the current owner to create a stylish, contemporary living environment. Offered in excellent condition throughout, the property represents a superb opportunity for buyers seeking a high-quality, move-in-ready home, conveniently located just minutes from Broadway High Street.

The extensive alterations have transformed the house into a highly versatile and well-balanced home. It will appeal equally to those looking to downsize without compromising on generous ground-floor living space, as well as buyers seeking a refined retreat with a sense of calm and privacy.

The accommodation is arranged over two floors and comprises an entrance hall, a comfortable living room, and an impressive open-plan kitchen, dining, and living area. This standout space is flooded with natural light, enhanced by a roof lantern and bi-fold doors that open directly onto the garden, creating an ideal setting for both everyday living and entertaining. Additional ground-floor features include a study or boot room and a separate cloakroom/WC.

Upstairs, the property offers three well-proportioned bedrooms, all served by a recently refurbished family bathroom finished to a high standard, featuring a freestanding bath, marble tiling, and a separate shower.

Externally, the home benefits from off-road parking to the front, a pleasant rear garden, and a useful store room providing practical additional storage.



## Additional Information

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

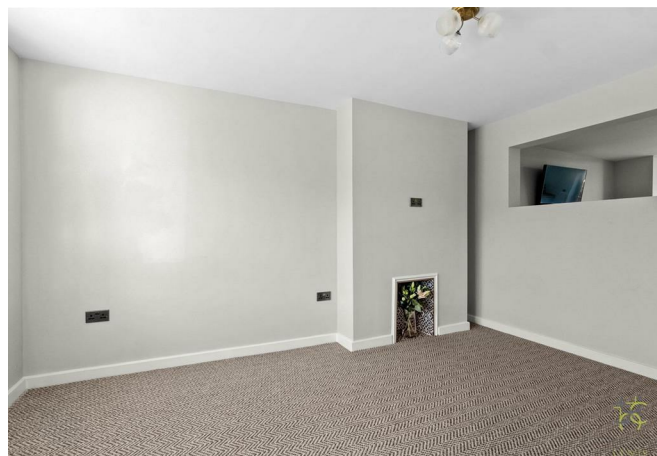
**Local Authority:** Wychavon District Council

**Council Tax Band:** We understand that the Council Tax Band for the property is Band D

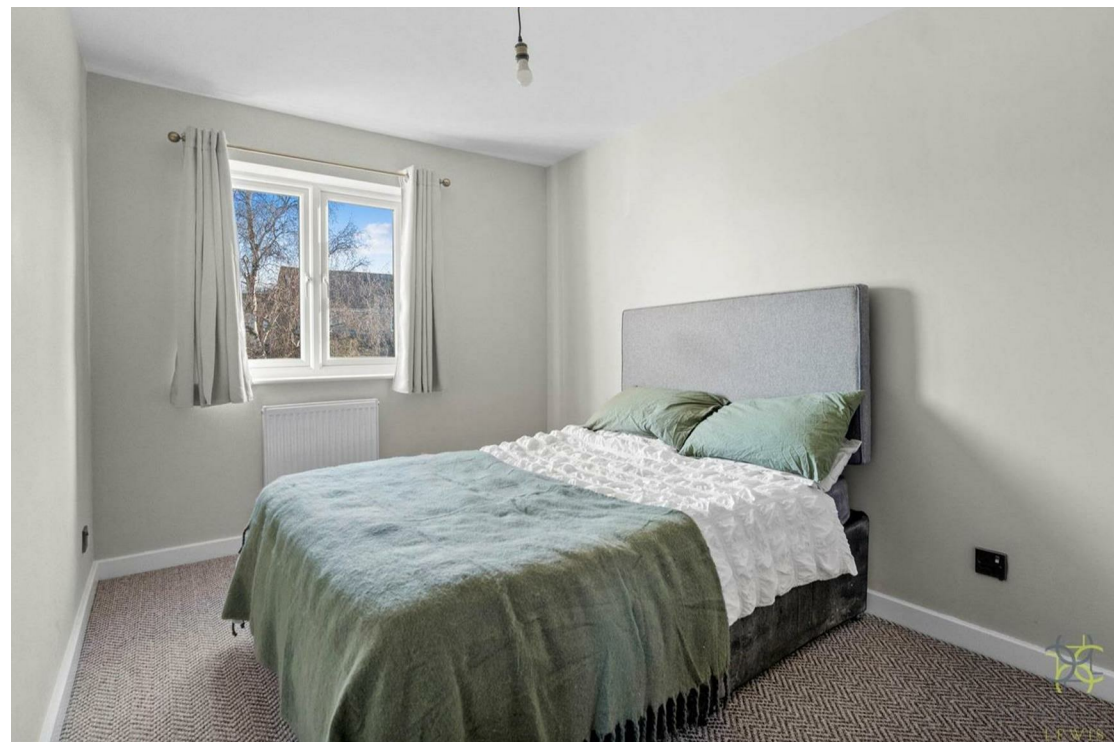
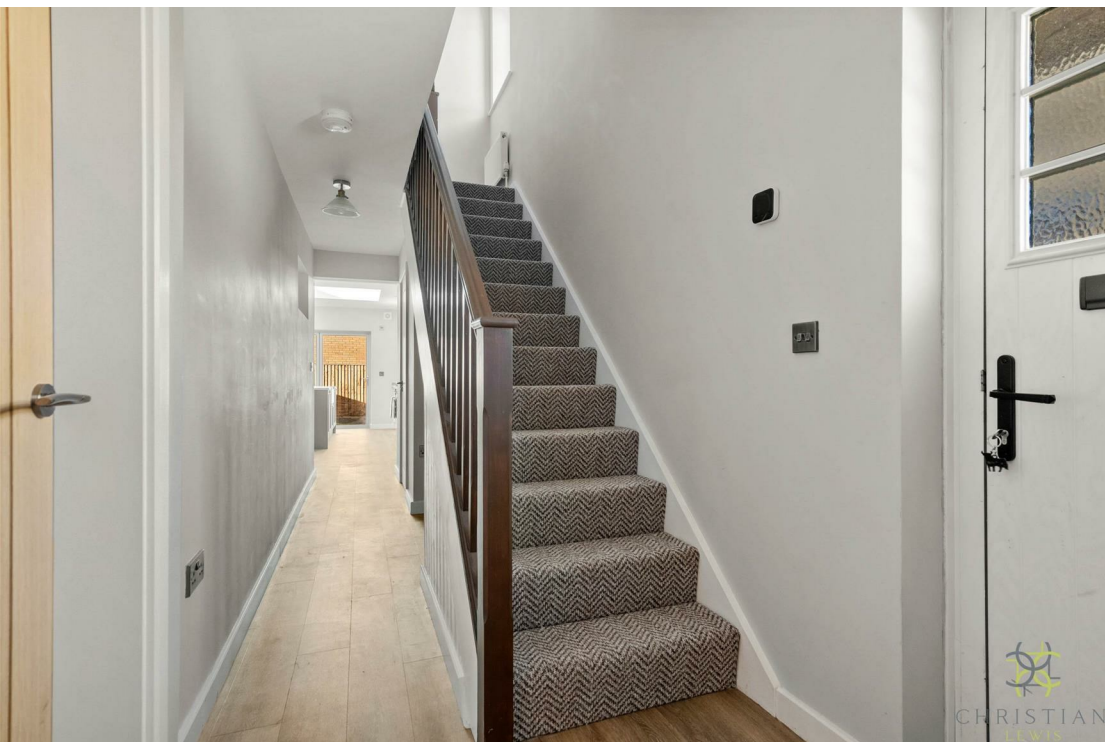
**EPC Rating:** C

## 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.





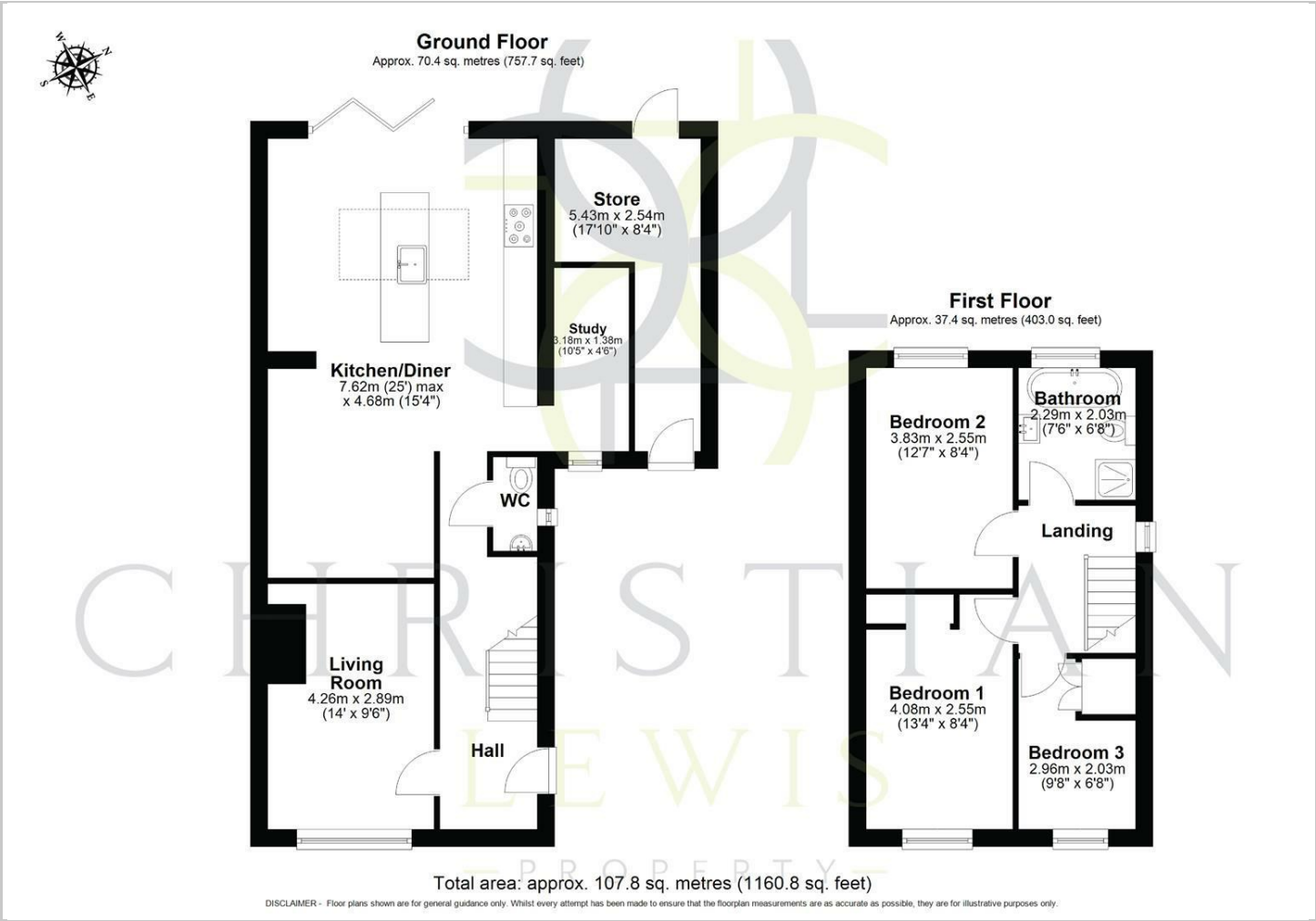




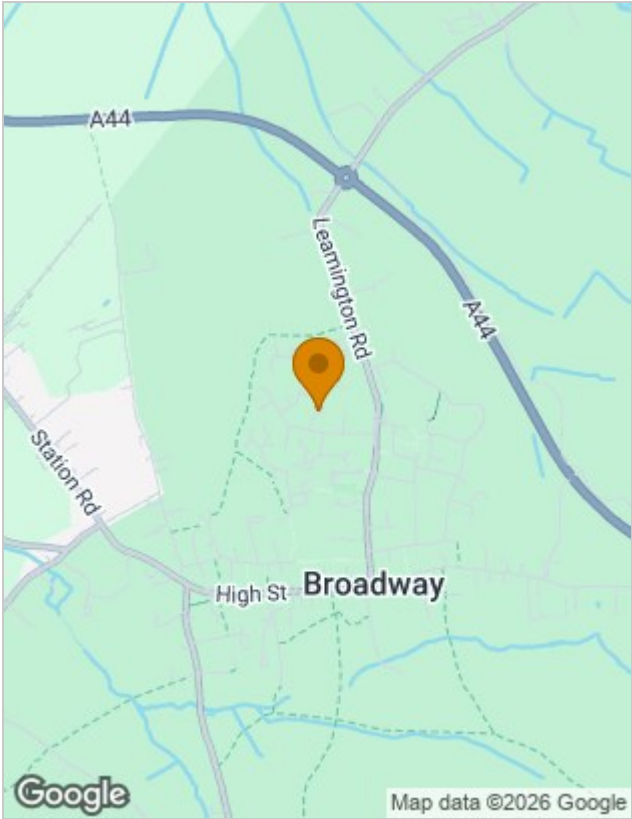




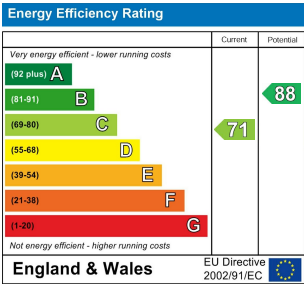
Floor Plans



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.