9 New Street, Evesham, Bretforton WR11 7HY

Offers over £180,000

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CHRISTIAN LEWIS PROPERTY

best seat
more the dog

9 New Street

Bretforton
Evesham, WR11 7HY

- One bedroom freehold cottage in the heart of Bretforton
- Refurbished bathroom
- Calling all first time buyers and investors
- Spacious lounge with log burner

CALLING ALL FIRST TIME BUYERS LOOKING FOR THEIR FIRST HOME IN A VILLAGE LOCATION

Lovingly maintained by its current owner, No. 9 New Street is a charming and exceptionally spacious former two-bedroom terrace property, which has been thoughtfully reconfigured to create a generous one-bedroom home. Combining well-proportioned accommodation with a comfortable and practical layout, this attractive property would make an ideal first-time purchase or an excellent choice for a discerning downsizer.

The ground floor offers a welcoming lounge featuring a log burner, creating a warm and cosy focal point, together with a well-equipped kitchen, separate dining room and useful utility area. The generous proportions throughout provide a sense of space that is often difficult to find in a one-bedroom property.

To the first floor is a particularly spacious double bedroom, complemented by a large refurbished shower room. The accommodation offers plenty of flexibility and would suit those looking for a comfortable home that is easy to maintain without compromising on living space.

Externally, the property benefits from a private, low-maintenance rear garden, providing a pleasant outdoor space for relaxing or entertaining, while keeping upkeep to a minimum.

Overall, No. 9 New Street presents a rare opportunity to acquire a generously proportioned and lovingly cared-for home, ideally suited to a first-time buyer, professional couple or those looking to downsize without sacrificing space.

Offers over £180,000

Additional Information

Tenure: We understand that the property for sale is Freehold
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band B
EPC Rating C

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

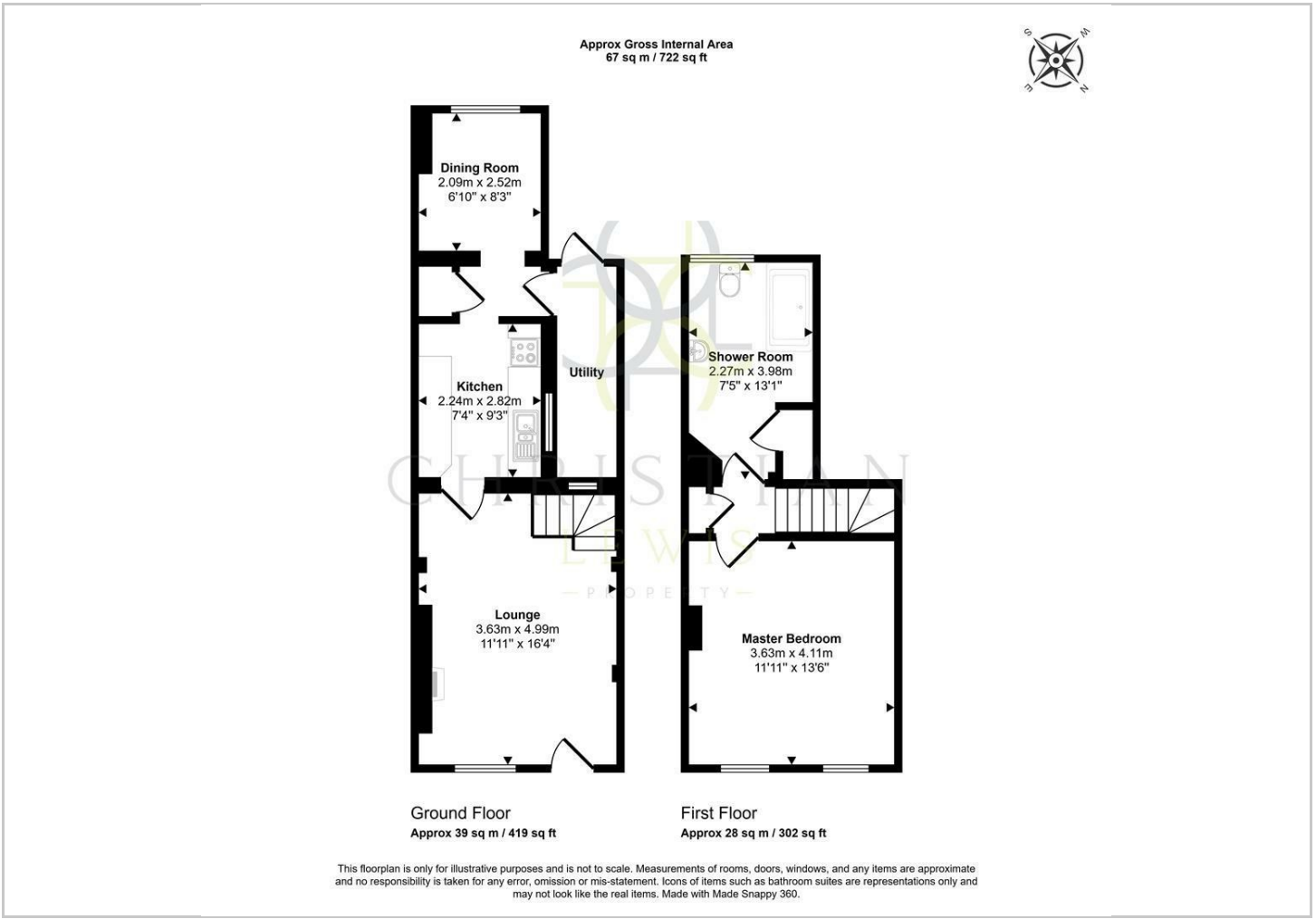
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

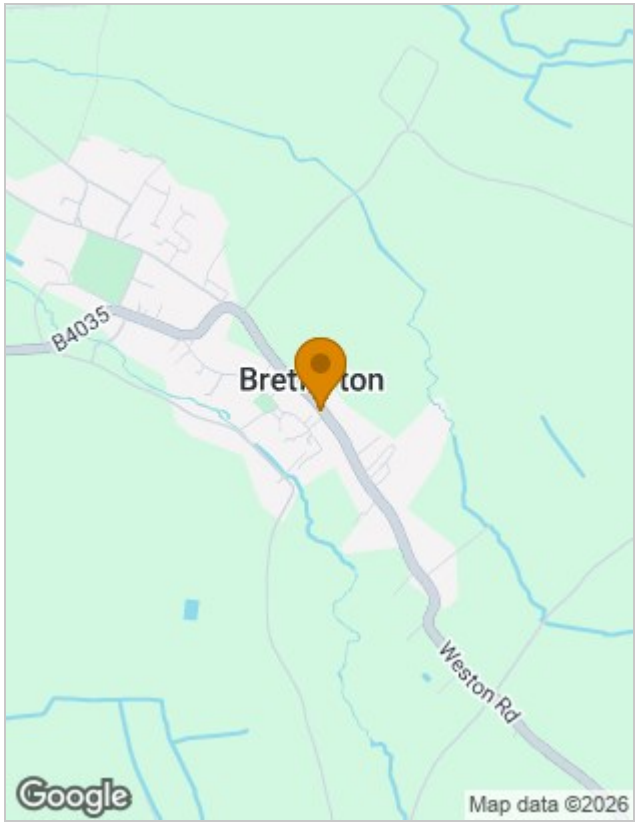
Disclaimer

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.

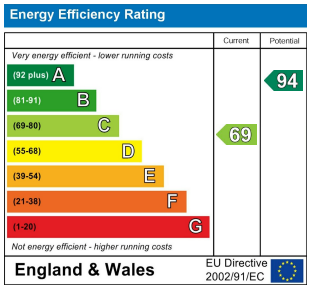
Floor Plans



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.

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