

Peter Clarke



10 Bibsworth Avenue, Broadway, WR12 7BH

- Three bedroom semi detached home
- Sitting room with wood burner
- Kitchen/diner and utility
- Rear lobby and cloakroom
- Family bathroom
- Driveway parking
- Garage
- Rear garden



£375,000

Three bedroom semi detached home with parking. Located on a quiet side road in Broadway, an easy walk into the village. Sitting room with wood burning stove, kitchen/diner, utility and cloakroom all on the ground floor. Three bedrooms and family bathroom on the first floor. Outside there is driveway parking for a number of cars, garage and side access to the rear garden.

#### BROADWAY

Broadway is rightfully known as one of the most beautiful villages in the Cotswold AONB. Broadway is home to everything you could possibly need including a renowned delicatessen, country pubs and delicious restaurants, small supermarket, chemist, post office, butcher, library and health centre. The larger cultural and shopping centres for the area are Cheltenham (approximately 15 miles) and Stratford-upon-Avon (approximately 15 miles). There is a mainline train station to London/Paddington at Evesham (approximately 6 miles) and Moreton-in-Marsh (approximately 8 miles) scheduled time approximately 90 minutes.

#### ACCOMMODATION

The front door opens into a hallway with stairs to the first floor. The sitting room has been beautifully decorated by the current owners and has a feature wood burning stove. There is a kitchen diner with useful utility room. Rear lobby with access to the garden and a w/c. On the first floor there are three bedrooms, the master having fitted wardrobes. There is also a family bathroom. Outside there is parking for a number of cars and a detached garage. Side access leads to the rear garden which is laid to lawn and a blank canvass for the next owner.

#### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

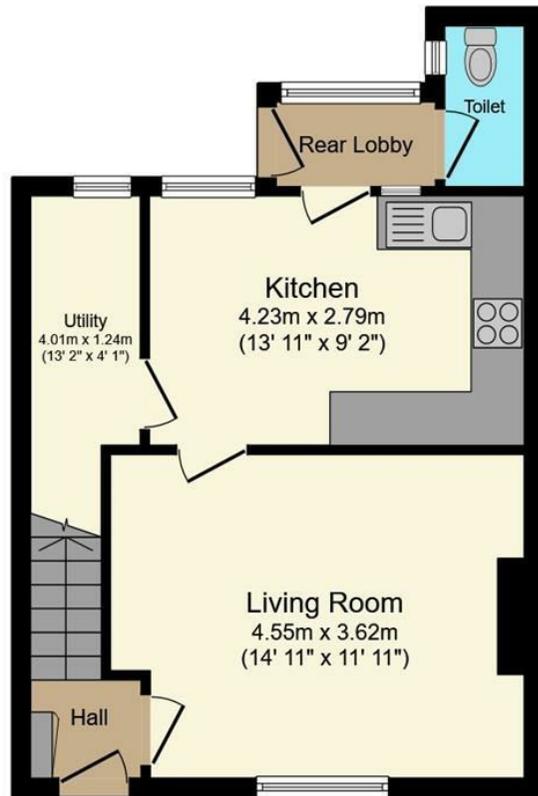
**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band C.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

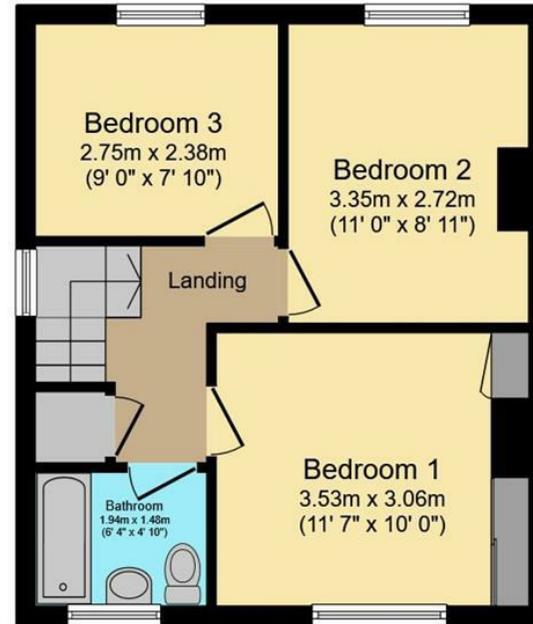


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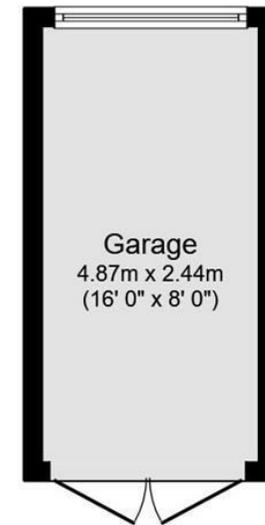
**Ground Floor**

Floor area 40.0 sq.m. (430 sq.ft.)



**First Floor**

Floor area 36.3 sq.m. (390 sq.ft.)

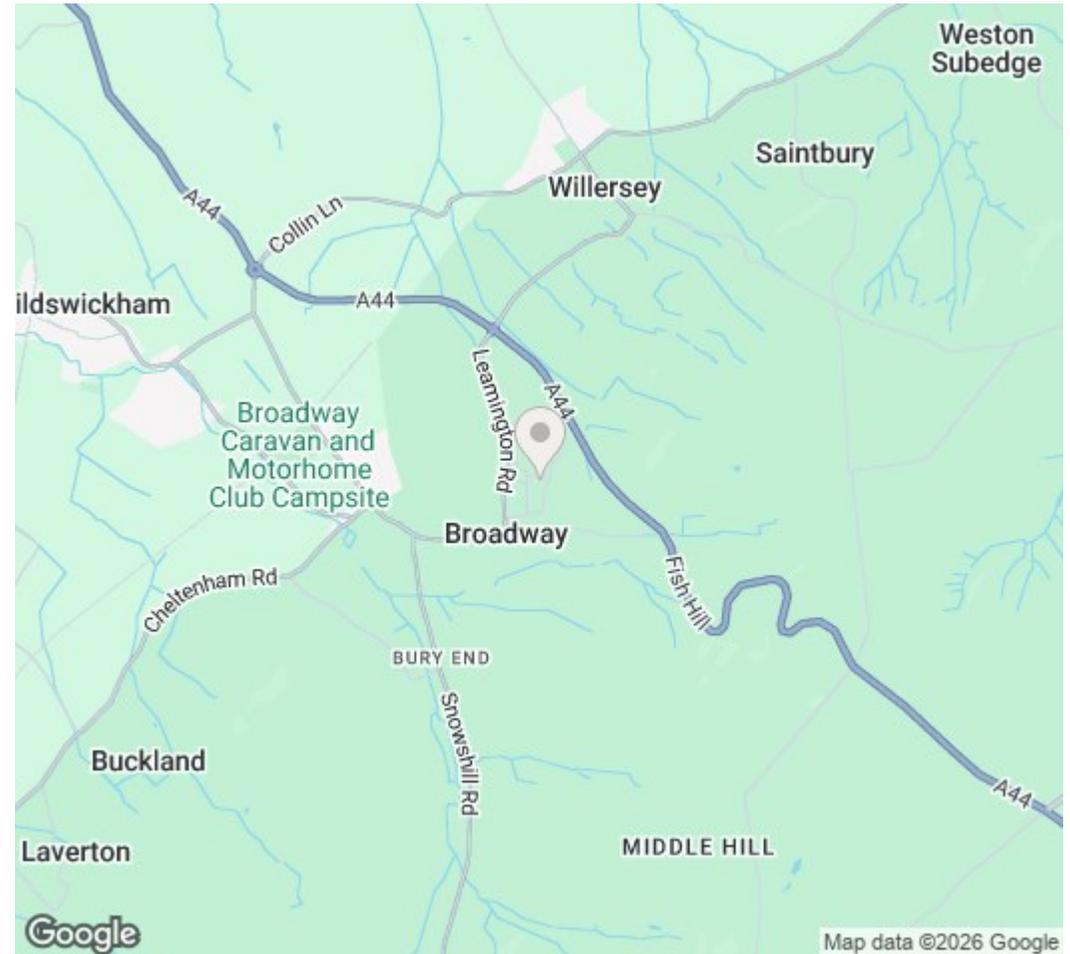


**Garage**

Floor area 11.9 sq.m. (128 sq.ft.)

**Total floor area: 88.1 sq.m. (948 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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