



Church Street, Fladbury, WR10 2QB

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** CHAIN FREE - GREAT STARTER HOME OR BUY-TO-LET INVESTMENT WITH DOUBLE BEDROOM AND LOFT ROOM ***

Situated in the heart of the sought after village of Fladbury. This characterful CHAIN FREE cottage overlooks the village church and a stones throw away from the village green, pubs and amenities.

The property briefly comprises: an open plan living room / kitchen, the living room includes a feature fireplace and log burning stove, the kitchen is fitted with a cooker, sink and washer dyer, with rear access to the garden and stairs to the first floor.

The first floor includes a double bedroom with feature fireplace, and bathroom including a bath, shower, wash hand basin and WC. From the bedroom is a drop down ladder with access to a spacious loft room including power, lighting and a Velux window.

Outside to the rear is a low-maintenance garden and side access. The property also includes mains gas central heating.



Key Features

- NO ONWARD CHAIN
- BEAUTIFUL VILLAGE COTTAGE
- OPEN-PLAN LIVING ROOM / KITCHEN
- LOG BURNING STOVE
- DOUBLE BEDROOM
- BATHROOM WITH BATH & SHOWER
- SPACIOUS LOFT ROOM
- LOW-MAINTENANCE GARDEN
- GAS CENTRAL HEATING
- EPC = D



**Guide Price
£180,000**

Fladbury

A beautiful and picturesque village situated on the banks of the River Avon. Fladbury offers a range of excellent amenities including a primary school, village church, an excellent butchers, two public houses, a golf course, and cricket, tennis and water sports club. The village is situated between the market towns of Evesham and Pershore which provide broader shopping and wide services are available in Worcester, Stratford-upon-Avon and Cheltenham. Both Evesham and Pershore railway stations close by with excellent train links to London, and Worcester and Birmingham.

Additional Information

Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax Band: Band B

EPC Rating: Awaiting

Agents Note

(i) Estate Agents Act (1979) - Declaration of Interest. The Vendor of this property is a relative of an estate agent of Sheldon Bosley Knight within the meaning of the Estate Agents Act and declaration to that effect is hereby made in accordance with Section 21, 31 and 32 of that Act.

(ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan

Ground Floor

Approx. 16.4 sq. metres (176.0 sq. feet)



First Floor

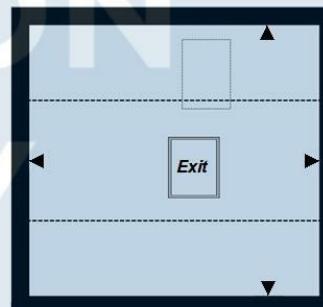
Approx. 16.4 sq. metres (176.0 sq. feet)



Loft Room

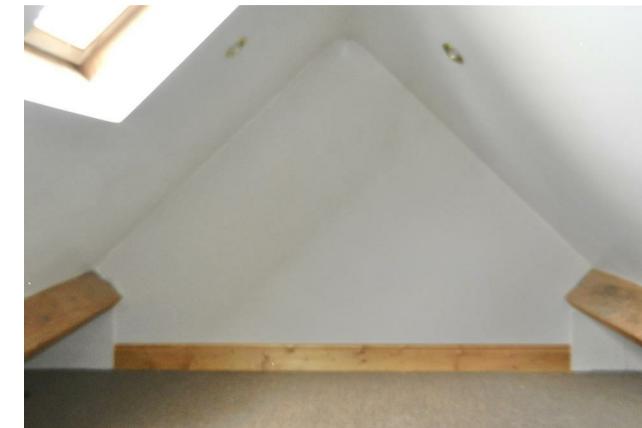
Approx. 3.59m max. x 3.32 max
(11'9" max x 10'10" max)

nb. restricted overhead space



Total area: approx. 32.7 sq. metres (352.1 sq. feet)
(not including loft room)

All efforts have been made to ensure that the measurements on this floorplan are accurate
however these are for guidance purposes only.



EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority
Wychavon District Council

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



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