



◆ 17 MAIN STREET ◆ BRETORTON ◆ WR11 ◆
◆ GUIDE PRICE £285,000 ◆



- **SPACIOUS TRADITIONAL HOME**
- **REFURBISHED THROUGHOUT**
- **EXCELLENT VILLAGE LOCATION**
- **KITCHEN BREAKFAST ROOM**
- **LOUNGE DINER**
- **TWO BEDROOMS**
- **BATHROOM and SHOWER ROOM**
- **GAS CENTRAL HEATING**
- **REAR PORCH STORAGE**
- **ENCLOSED GARDEN**
- **PARKING AND GARAGE**

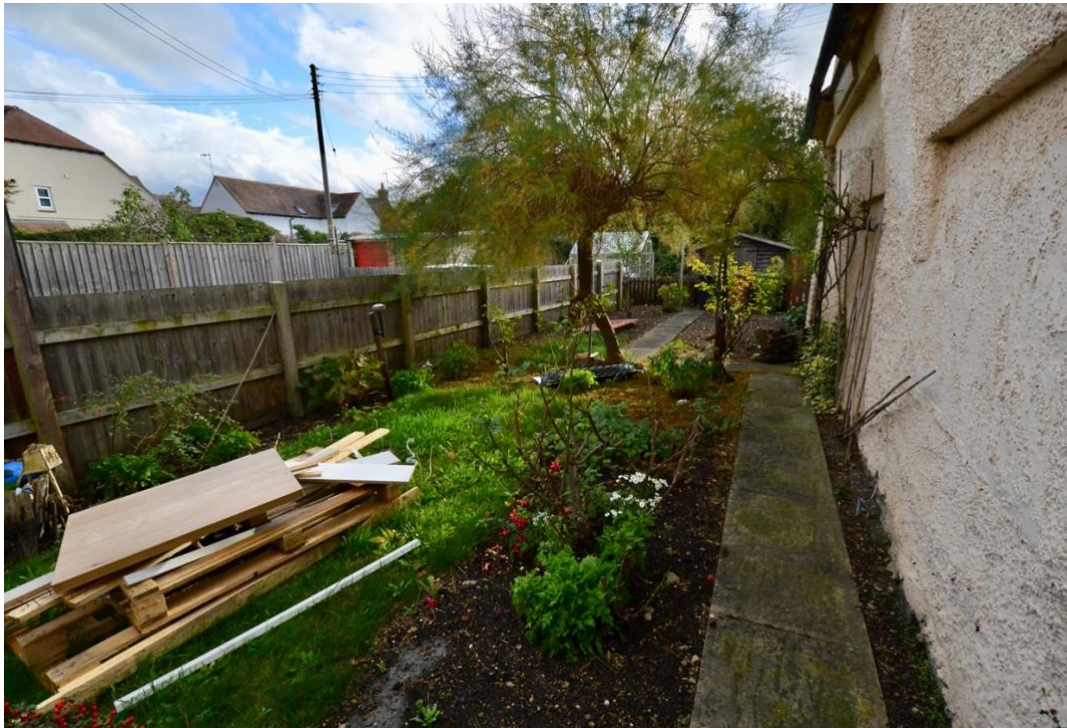


ABOUT THE PROPERTY...

Offered **CHAIN FREE** this completely refurbished spacious traditional home offers surprisingly spacious accommodation with a sunny rear garden, off road parking and a garage. The property has a brand-new kitchen, bathroom and shower room, has been redecorated throughout with new carpets and flooring and is double glazed and gas centrally heated.

The front door opens into a large living area with feature fireplace. An inner hallway provides a good storage area with stairs leading to the first floor. The kitchen breakfast room is at the rear of the property and is fully fitted with a brand-new range of wall and base units, work surfaces and integrated oven hob and extractor. Off the kitchen is a useful rear hallway leading to the rear garden. On the first floor there is a large master bedroom, second bedroom, refurbished family bathroom and shower room.

The rear garden is mainly laid to lawn, enjoys a lovely sunny aspect and has a pathway leading to the parking and garage.



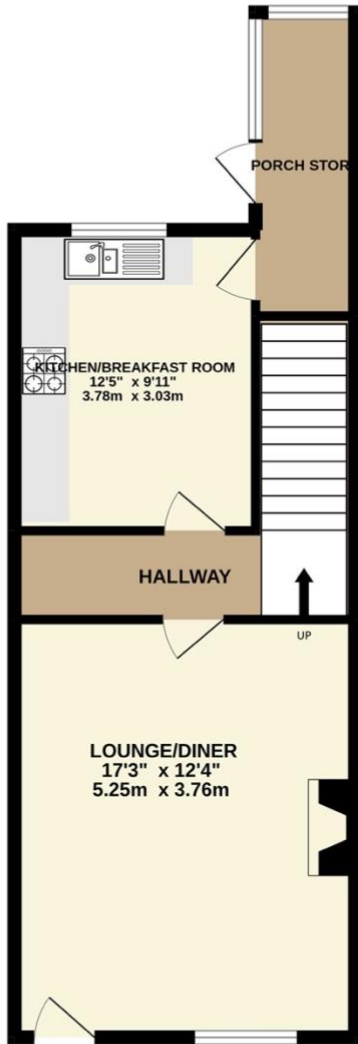
ABOUT BRETTFORTON...

A picturesque village lying approximately 6 miles East of Evesham and close to the North Cotswolds. Once part of the farmland of Evesham Abbey, Bretforton has a history of market gardening and consists of a huge variety of different properties including a Jacobean Manor House, a Gothic Hall, a Grange and the award-winning Fleece Inn which is world famous for its ciders, real ales and good food.

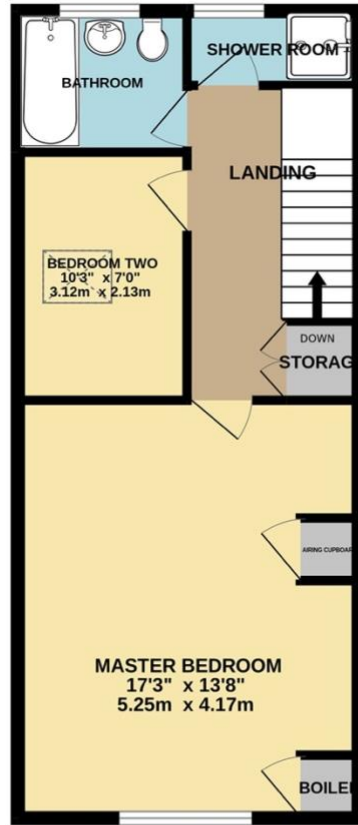
St. Leonard's Church, which dates back from the late 13th century, is located in the centre of the village alongside the First School. There is a delightful Pre-School located in the Village Hall and a Community Shop which is volunteer led, as well as a mobile Post Office and Banking Service in the village three days a week. The village is home to Bretforton Silver Band which can trace its routes back to 1895. Bretforton also has an active Sports Club as well as a Community Social Club and a Gardening Club.



GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract.
We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings.
Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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