



**MICHAEL TUCK**  
ESTATE & LETTING AGENTS



59a Main Street, Sedgeberrow

£380,000

# 59a Main Street

Sedgeberrow, Evesham

We are delighted to bring to the market a THREE Bedroom Detached House in the sought after and rarely available village of SEDGEBERROW. Ground floor accommodation comprises of Entrance Hall, Cloakroom, Kitchen Diner and Lounge, whilst to the first floor are Two DOUBLE Bedrooms, good sized single bedroom and a FOUR piece family bathroom.

The property is warmed via electric heating with an open fireplace in the living room and also has the benefit of Double Glazing.

Externally to the front is a Block paved driveway for THREE/FOUR cars leading to a GARAGE with a tiered garden to the rear.

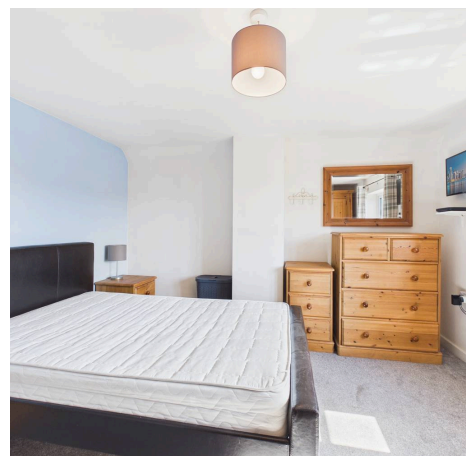
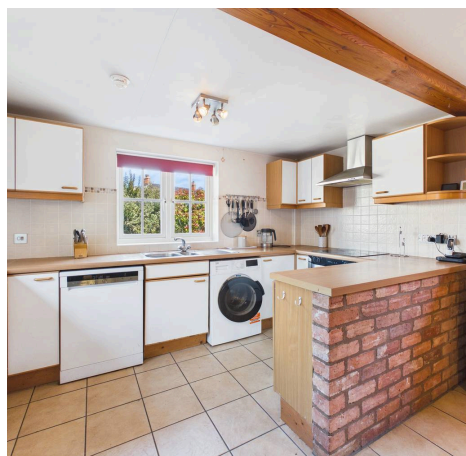
Call 01684 642 642 to View!

Council Tax band: E; Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC

- Detached House
- Highly sought after Village Location
- Three Bedrooms
- Lounge & Kitchen/Breakfast Room
- Downstairs WC & Four Piece Upstairs Bathroom
- Double Glazing & Electric Heating
- Driveway for Three/Four Cars
- Garage
- Rear Garden
- Energy Rating TBC



**Entrance Hall**

12' 6" x 8' 4" (3.80m x 2.54m)

**Kitchen Diner**

13' 6" x 12' 6" (4.12m x 3.81m)

**Living Room**

16' 4" x 12' 0" (4.99m x 3.65m)

**Cloakroom**

6' 3" x 2' 10" (1.90m x 0.87m)

**First Floor Landing**

**Bedroom One**

12' 4" x 11' 11" (3.77m x 3.63m)

**Bedroom Two**

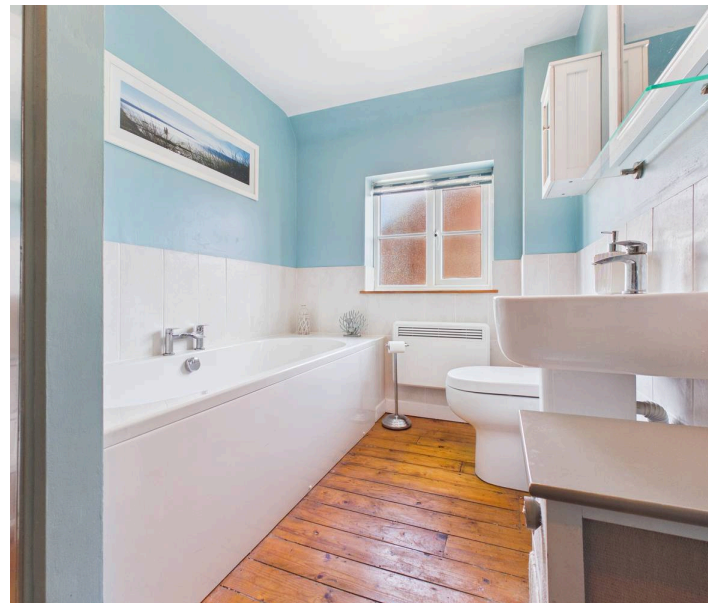
11' 6" x 10' 1" (3.51m x 3.08m)

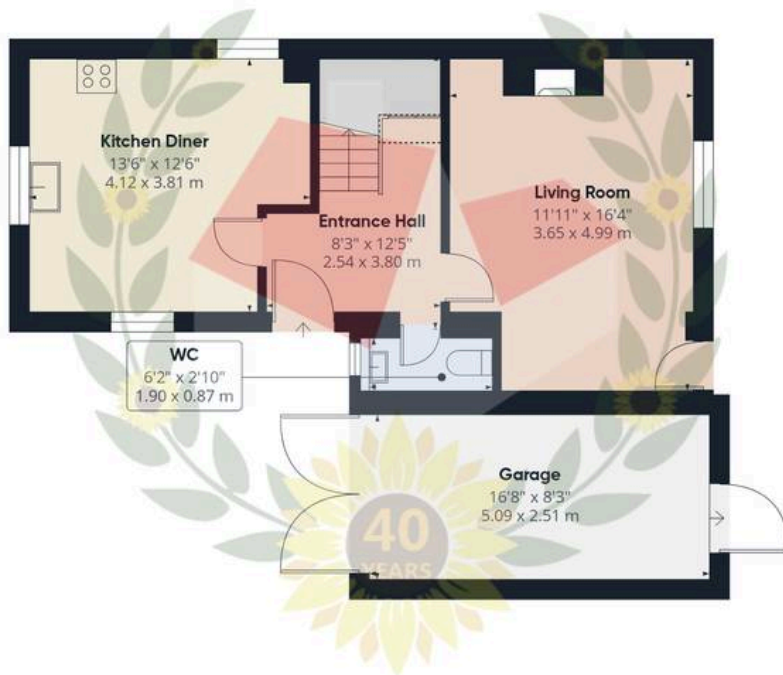
**Bedroom Three**

12' 4" x 7' 0" (3.76m x 2.14m)

**Four Piece Bathroom**

9' 4" x 6' 1" (2.85m x 1.85m)



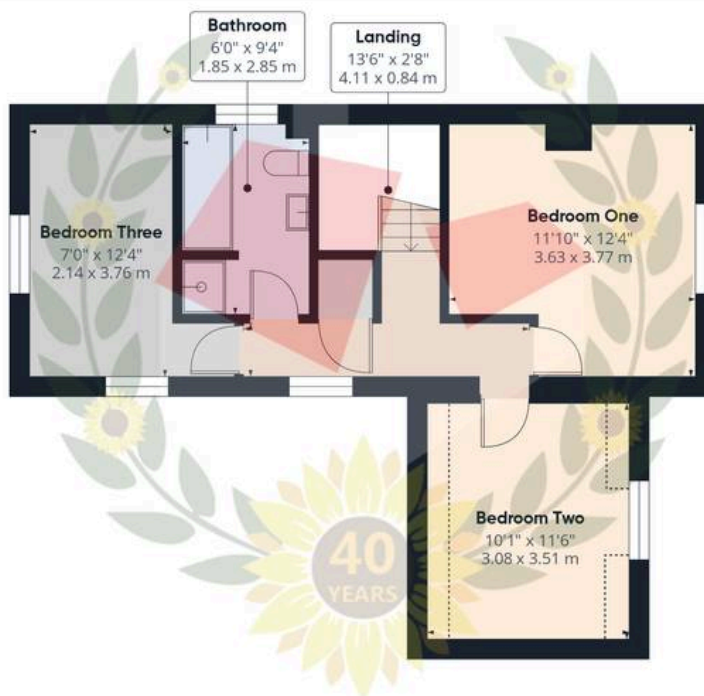


**Approximate total area<sup>(1)</sup>**

1035 ft<sup>2</sup>  
96.2 m<sup>2</sup>

**Reduced headroom**

24 ft<sup>2</sup>  
2.2 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





## Michael Tuck Tewkesbury

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