



Ashwin Court Bretforton WR11 7HL Guide Price £285,000

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- Peaceful village setting
- Modern cottage

- Three bedrooms
- Spacious fitted kitchen
- Conservatory
- Allocated parking

- Two bathrooms
- Lounge with fireplace
- Private sunny courtyard
- Communal gardens









GROUND FLOOR 595 sq.ft. (55.3 sq.m.) approx.

> LOUNGE 13'7" x 12'4" 4.15m x 3.75m



1ST FLOOR 441 sq.ft. (40.9 sq.m.) approx

TOTAL FLOOR AREA: 1036 sq.ft. (96.2 sq.m.) approx. We derive the attempt has been made be norace the accuracy of the floorgine contained here, measurements in the state of the state mission or measurement. This prior is the state of prior and hold be used as such by any prospective purchase. The service, systems and applications down hold be used as such by any mission or measurement. This prior is the state of the state of the service of the state of the service of the servic

Nestled within the picturesque setting of Ashwin Court in Bretforton, this modern cottage with three bedrooms offers comfortable and stylish living spaces ideal for families or individuals seeking a contemporary home in a charming village setting.

Energy Efficiency Rating Current Potential Very energy efficient - lower running costs (92 plus) 🛕 B (81-91) 82 (69-80) 68 (55-68) (39-54)F (21 - 38)G Not energy efficient - higher running costs **EU** Directive England & Wales 2002/91/EC

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