



1 Sister Elms Drive

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Sedgeberrow, Evesham, WR11 7BD

£238,000 Freehold

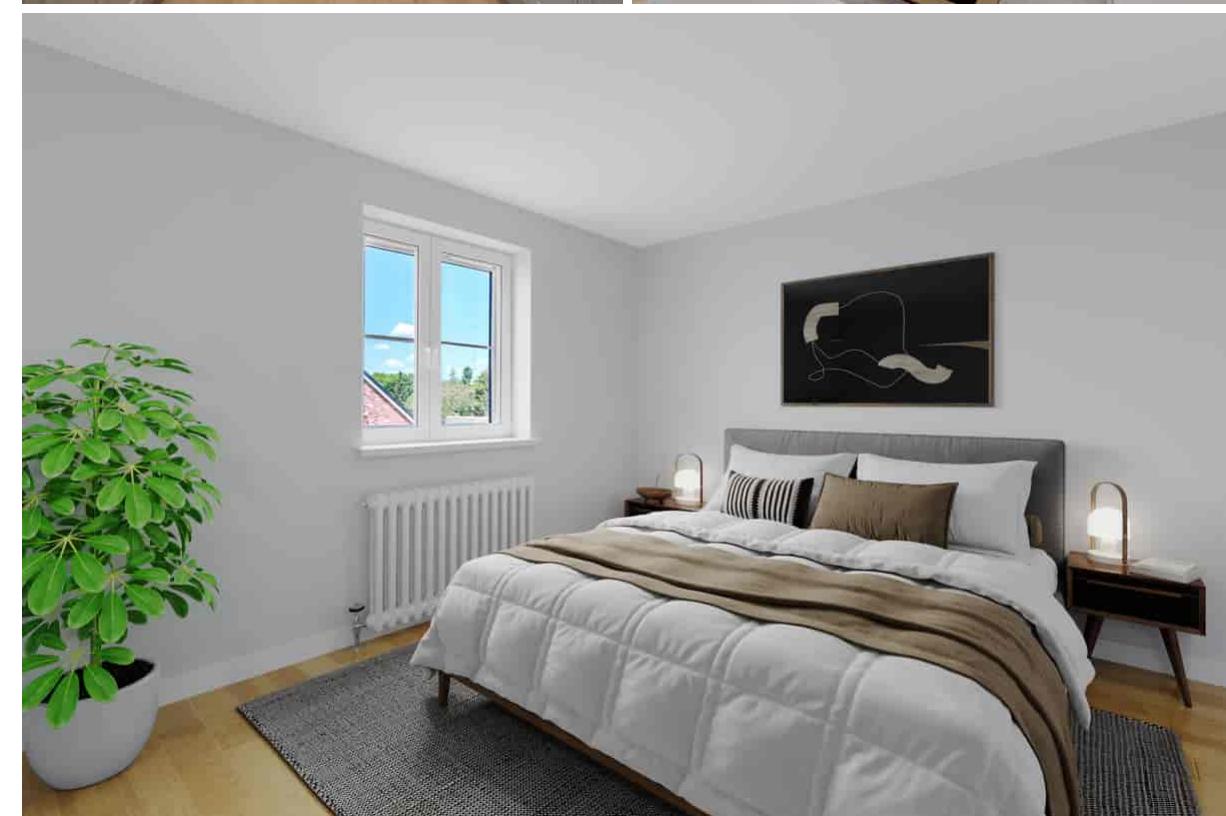
**A brand new 2 bedroom, semi-detached First Time Buyers Home, situated on this small select development on the edge of the village.**

**FIRST TIME BUYERS ONLY** • reception hall • cloakroom • living/dining room • kitchen • 2 bedrooms • bathroom • garage & driveway • garden • air source heat pump • underfloor heating (ground floor) • NHBC guarantee • solar panels

#### Description

A 2 bed semi-detached house, set in a good size plot on this small select development. The accommodation includes a reception hall, cloakroom, living room with double doors to the rear, dining room, and a magnificent kitchen with a range of quality integrated appliances. Upstairs, there are 2 good size bedrooms and a luxury bathroom. Outside, there is an attached garage, driveway, and a landscaped rear garden. The property further benefits from an air source heat pump, solar panels, and an NHBC guarantee.

**This property can only be sold to First Time Buyers. FOR TERMS & CONDITIONS, PLEASE GO TO [wychavon.gov.uk](http://wychavon.gov.uk), click on 'housing' - 'affordable housing' - 'first homes scheme' (the full link can be found in the property brochure).**





## Situation

Sedgeberrow benefits from fast links to regional and national communications including the A46, M5 and M40. The village has an infant school, play group, village hall and public house. The market town of Evesham can be found less than 4 miles to the North and Cheltenham is situated approximately 13 miles to the south, both with a mainline rail service to London Paddington, and a comprehensive range of educational, leisure and shopping facilities.

## Further Information:

**Local Authority** Wychavon District Council.

**Tax Band** TBC.

**Electricity** Mains & Solar Panels.

**Water Mains**. **Sewerage Mains**.

**Heating** Air Source Heat Pump.

**Estate Service Charge** £711.25pa.

Purchasers should carry out their own investigations regarding the suitability of these services.

## AGENTS NOTE:

Some of the photos have been digitally enhanced and are only an indication of the finished product.

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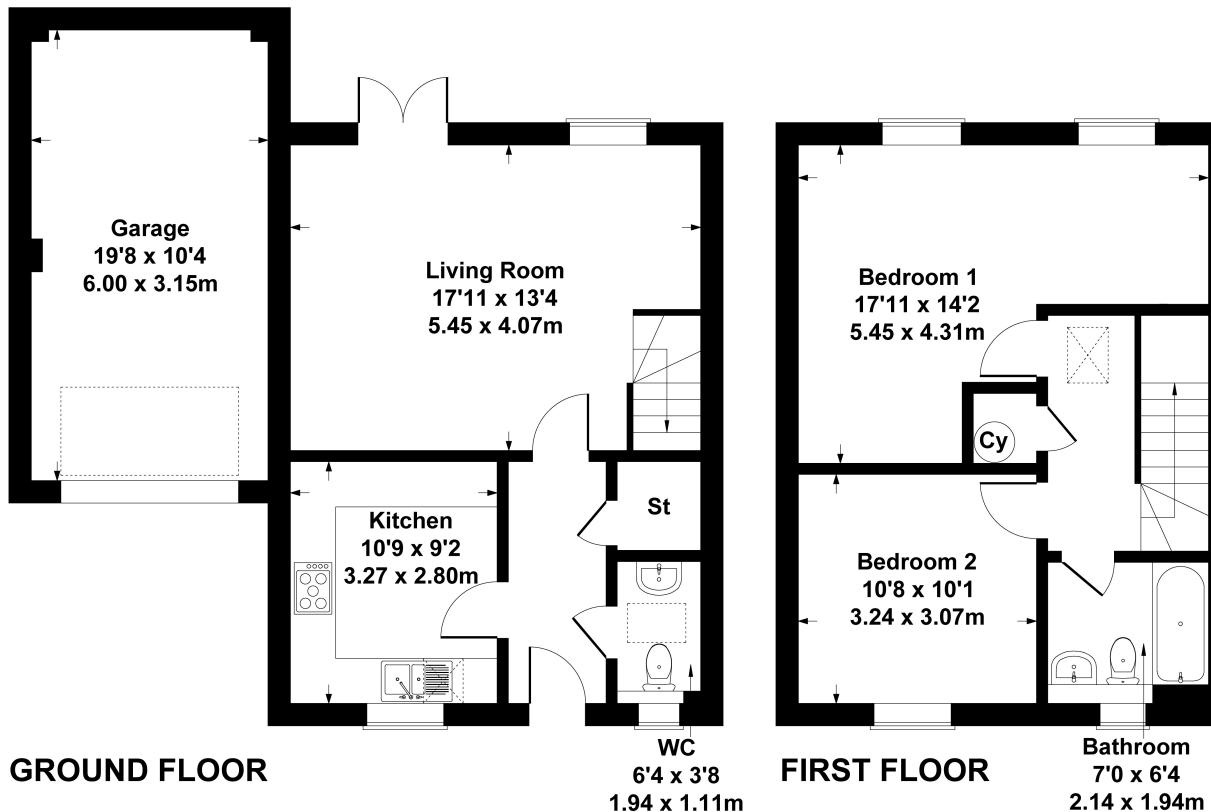
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## Approximate Gross Internal Area

House : 872 sq ft - 81 sq m

Garage : 205 sq ft - 19 sq m

Total : 1077 sq ft - 100 sq m

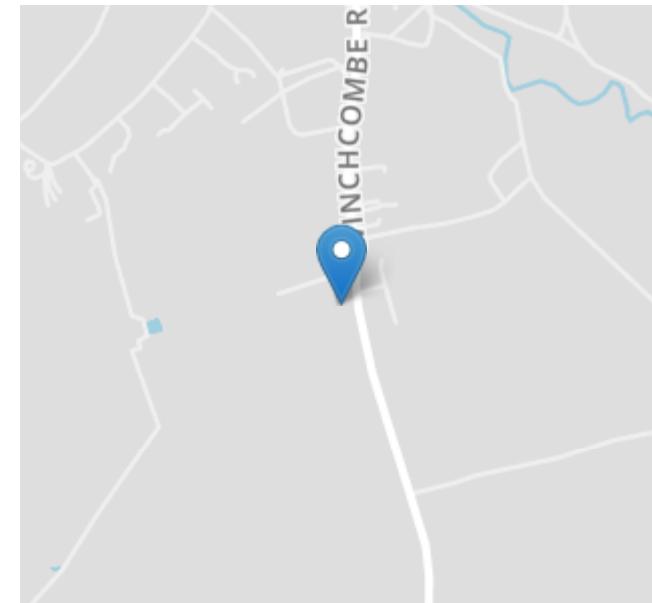


### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025

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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	93
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC