



## 2 The Meadows Broadway Lane, Fladbury

Pershore

Guide Price **£375,000**

 **JONES &  
ASSOCIATES**  
BESPOKE ESTATE AGENCY





## 2 The Meadows Broadway Lane

Fladbury, Pershore

- Three double bedroom, two en-suite semi-detached townhouse
- Immaculately presented & "B" rated
- Countryside views to the front and rear.
- Fitted kitchen with breakfast bar area & granite work surfaces
- Spacious living/dining room with floor-to-ceiling windows
- E.V. charging point
- Ground floor integral sound system
- Gas-fired central heating & double glazing throughout

This immaculately presented & "B" rated energy efficient three-story, three double bedroom, two en-suite semi-detached townhouse is located in the charming village of Fladbury, with countryside views to the front and rear.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



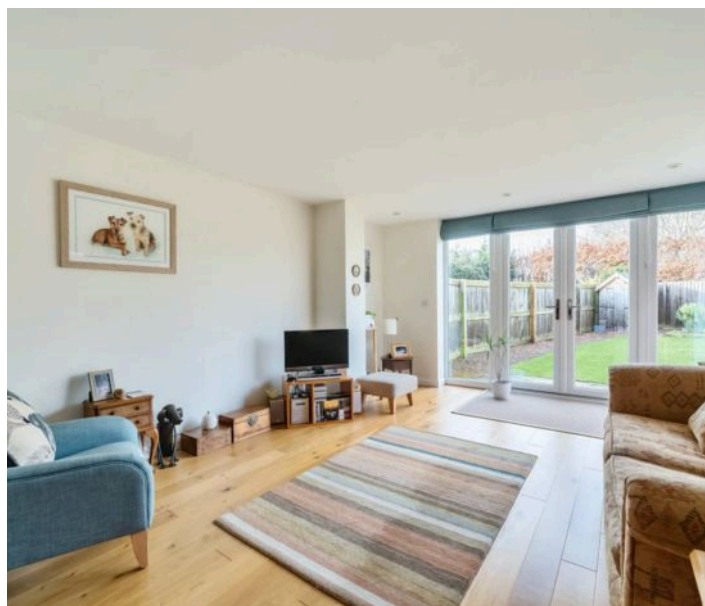


Upon entry, a hallway leads to a cloakroom, the first-floor landing, the kitchen – having fitted wall & base units and a breakfast bar area, granite works surfaces, Range cooker with a gas hob and electric ovens (negotiable), integral slim-line dishwasher, space for appliances and an integral ceiling speaker for the ground floor sound system. The spacious living/dining room has wood flooring, access to a storage cupboard, integral ceiling speakers and French doors to the rear garden, with additional floor-to-ceiling windows. The ground floor of the property has underfloor heating.

Moving up to the first floor, the landing provides entry to two double bedrooms (bedroom 3 with en-suite) and a bathroom equipped with a bath, separate shower, W.C., and washbasin. Ascending to the top floor reveals bedroom 1, complete with skylight windows, access to eave storage, and an ensuite shower room.

Externally, the property includes a private gravelled driveway to the front, with a small garden area and an E.V. charging point. The well-presented rear garden is fully enclosed garden having a patio seating area to the rear of the property, a lawn area, a gravelled path to the rear of the garden which leads to a wooden shed, and gated access to the front.

The property also benefits from an outstanding “B” rated energy rating, an E.V. charging point, a ground floor integral sound system, gas-fired central heating, double glazing throughout and access to high-speed broadband internet.







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# Broadway Lane, Fladbury, Pershore, WR10

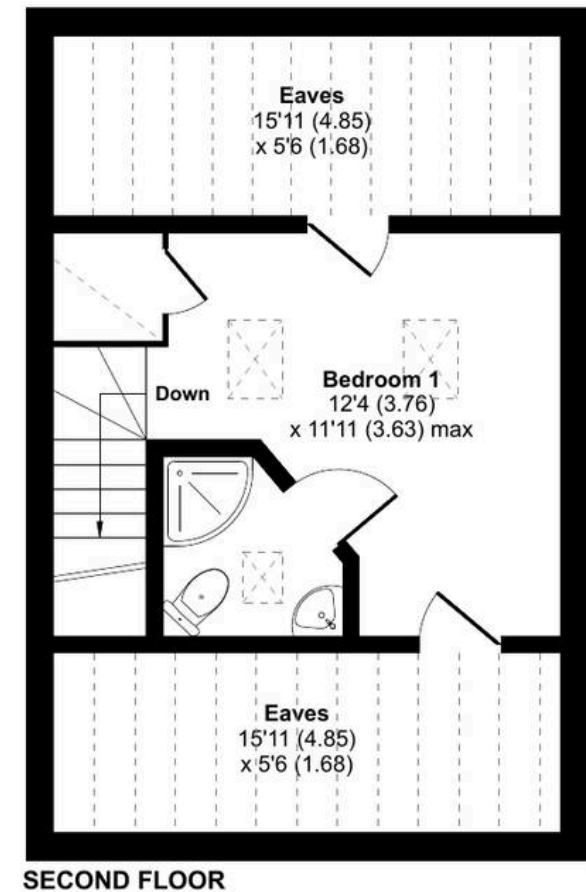
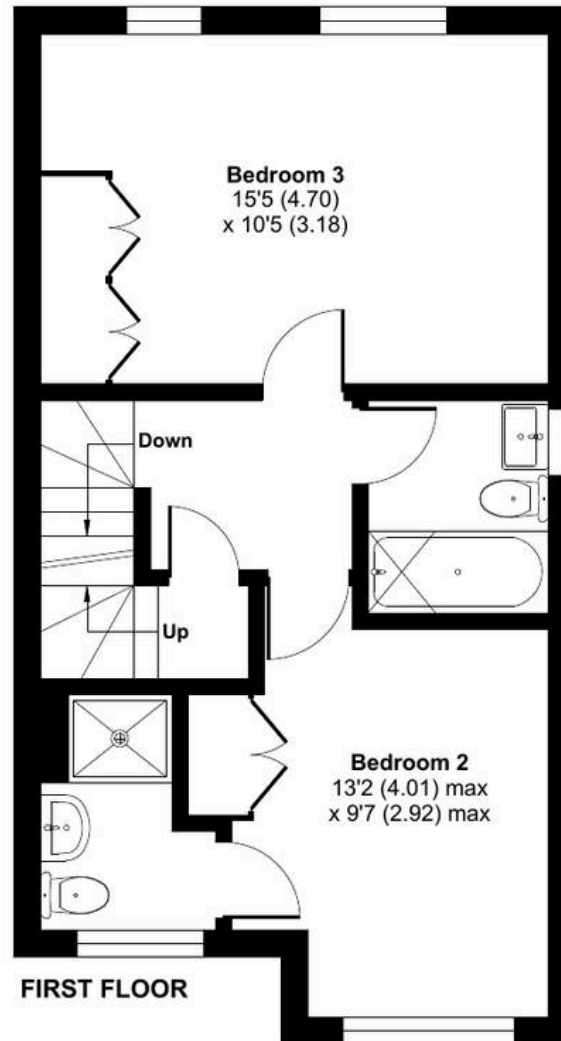
Approximate Area = 1133 sq ft / 105.2 sq m

Limited Use Area(s) = 193 sq ft / 17.9 sq m

Total = 1326 sq ft / 123.1 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Jason Jones & Associates. REF: 1083367



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## Jones & Associates

14 Bridge Street, Pershore - WR10 1AT

01386 291010 • [info@jjaa.co.uk](mailto:info@jjaa.co.uk) • [www.jjaa.co.uk/](http://www.jjaa.co.uk/)

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