



80 Briar Close, Evesham, WR11 4JJ

Asking price £220,000



CHRISTIAN  
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PROPERTY



# 80 Briar Close

Evesham, WR11 4JJ

- Greatly extended with a beautiful, brick built single storey extension to the rear
- Ideal first time buy or buy to let
- Chain free and ready to go
- Two double bedrooms
- Secure gated parking to the rear
- Walking distance to all of Evesham's amenities

## A WONDERFUL STARTER HOME WITH A STYLISH BRICK BUILT EXTENSION TO THE REAR

Whether you are a first-time purchaser taking your first step onto the property ladder, or an investor seeking your next acquisition or a valuable addition to an existing portfolio, this generously proportioned two double bedroom home is well worth consideration.

The accommodation is arranged to offer both comfort and practicality and briefly comprises a welcoming porch leading into a spacious lounge/diner, ideal for everyday living and entertaining. The kitchen is complemented by a substantial brick-built extension, enhanced by a Velux roof window and bi-fold doors that allow an abundance of natural light and provide a seamless connection to the rear garden.

To the first floor, the property offers two well-sized double bedrooms, along with a modern family bathroom.

Externally, the rear garden is predominantly laid to paving, offering a low-maintenance outdoor space, and benefits from gated pedestrian access leading directly to a secure car park. The property further enjoys an allocated parking space within this car park, with additional visitor parking available for convenience.



## Additional Information

**Tenure:** We understand that the property is for sale Freehold.

**Local Authority:** Wychavon

**Council Tax Band:** We understand that the Council Tax Band for the property is Band B

**EPC Rating:** C

The car park is leasehold and there is a monthly charge of Approx. £21.00

## Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.



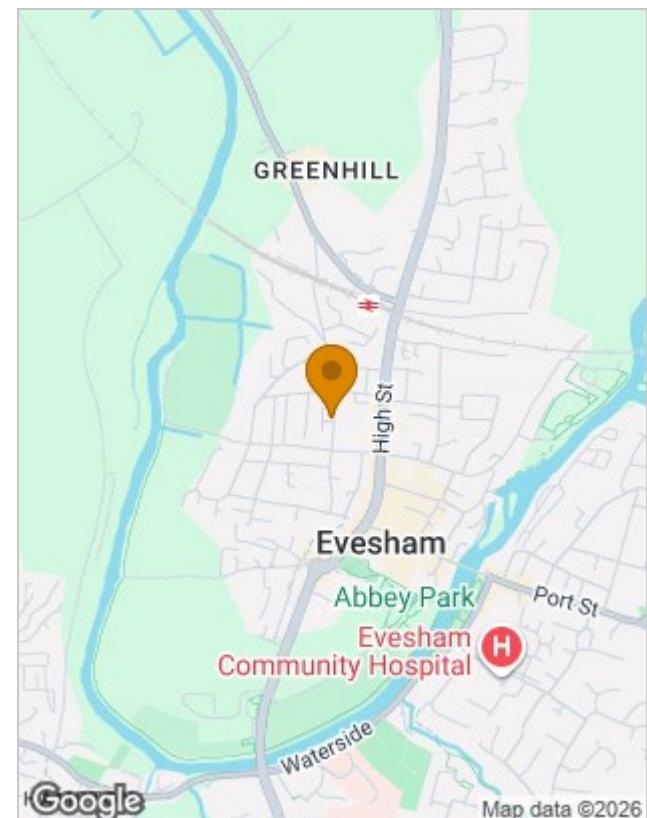


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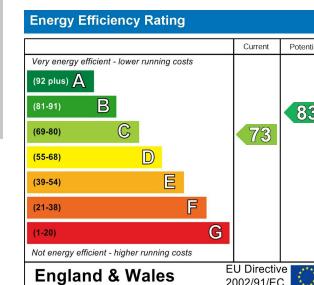
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.