



19 St. James Close, Evesham, Badsey WR11 7ET

Offers in excess of £300,000





19 St. James Close

Badsey
Evesham, WR11 7ET

- Renovated throughout
- Scope to create parking (STPP)
- Walking distance to all of the village amenities
- Log burner and new double glazing throughout
- Three bedrooms
- Garden
- Certainly has the WOW factor
- Planning permission granted for a loft conversion and driveway

RENOVATED THROUGHOUT IN A PEACEFUL SPOT IN THE HEART OF THE VILLAGE

If you're searching for a stylish home where you can simply move straight in and start enjoying, this property is not to be missed. Beautifully presented throughout, the house has been completely refurbished in recent years and benefits from a range of significant upgrades, including a full electrical rewire and a brand-new heating system.

The accommodation comprises an entrance porch and hallway, a recently refitted kitchen with breakfast bar and bi-folding doors, a WC with utility space, and a spacious double-aspect sitting room. Upstairs, there are three bedrooms, two of which are generous doubles, along with a modern, recently refitted family bathroom.

Externally, the property offers a large patio area and a garden that is mainly laid to lawn. Parking is available on a first-come, first-served basis, with potential to create off-road parking at the front of the property, subject to the necessary permissions.



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Additional Information

Additional Information - Tenure: We understand that the property for sale is Freehold
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band B.
EPC Rating: E

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.

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

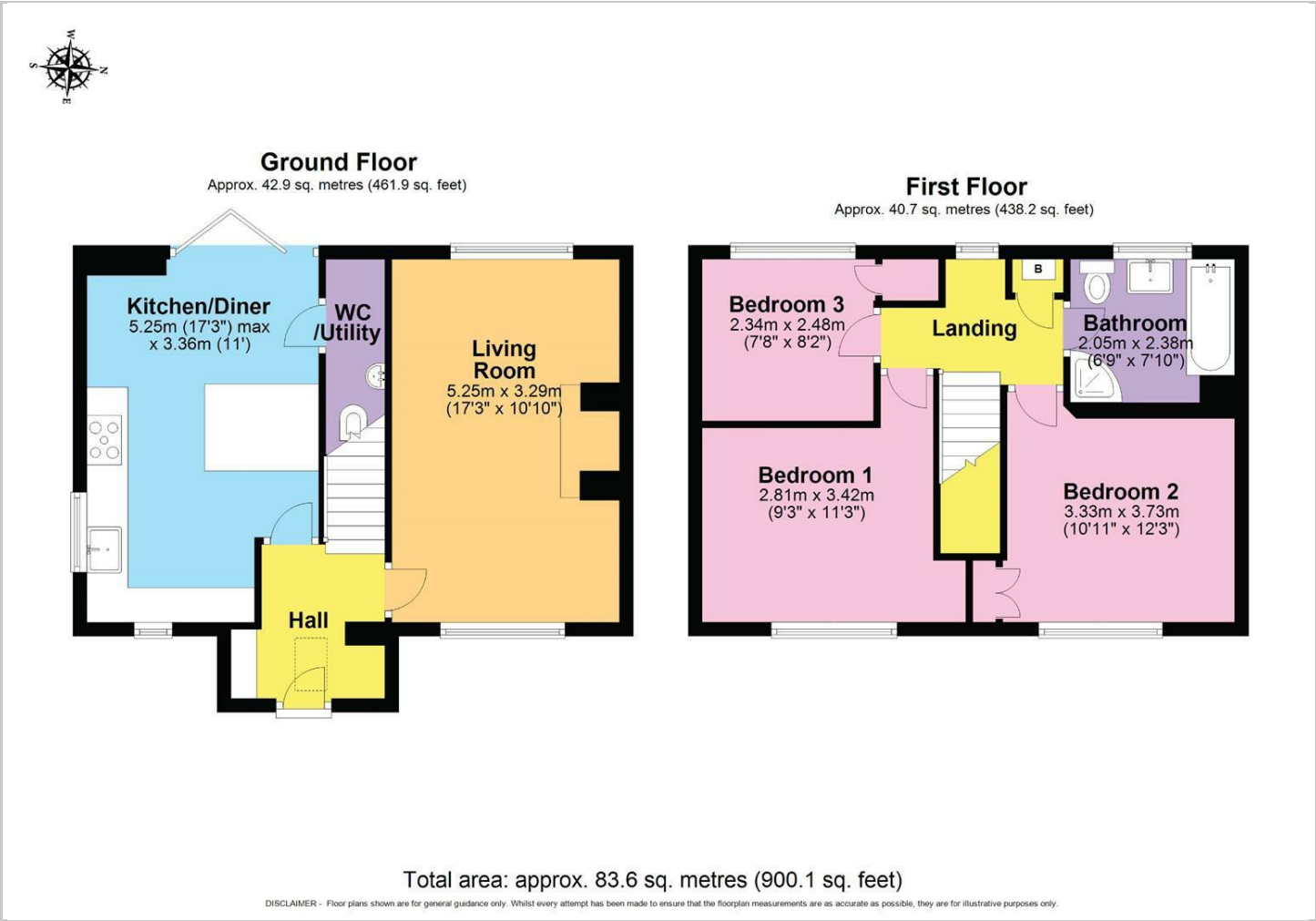
A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.





Floor Plans



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.

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Location Map



Energy Performance Graph

