



36 Green Leys, Evesham, WR11 7XE

Offers in the region of £220,000



CHRISTIAN  
LEWIS  
PROPERTY



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# 36 Green Leys

Evesham, WR11 7XE

- Three bedrooms
- Great value
- Scope to add value
- Over \*1,000sqft\*
- Must be viewed
- Older style
- Conservatory
- Utility
- Village location
- Solid, family home

A fantastic opportunity to own a traditional home in the heart of Badsey.

Nestled in the quiet and sought-after Green Leys, this property enjoys a peaceful setting with no passing traffic. Lovingly maintained by its current owners for many years, it offers exceptional value and must be seen to truly appreciate its generous size and potential. The property comprises of; porch, hall, living room, conservatory, kitchen/diner plus spacious utility. Upstairs are three bedrooms and a family bathroom. Outside there are front and rear gardens.



## Additional Information

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

Local Authority: Wychavon District Council

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

EPC Rating: D

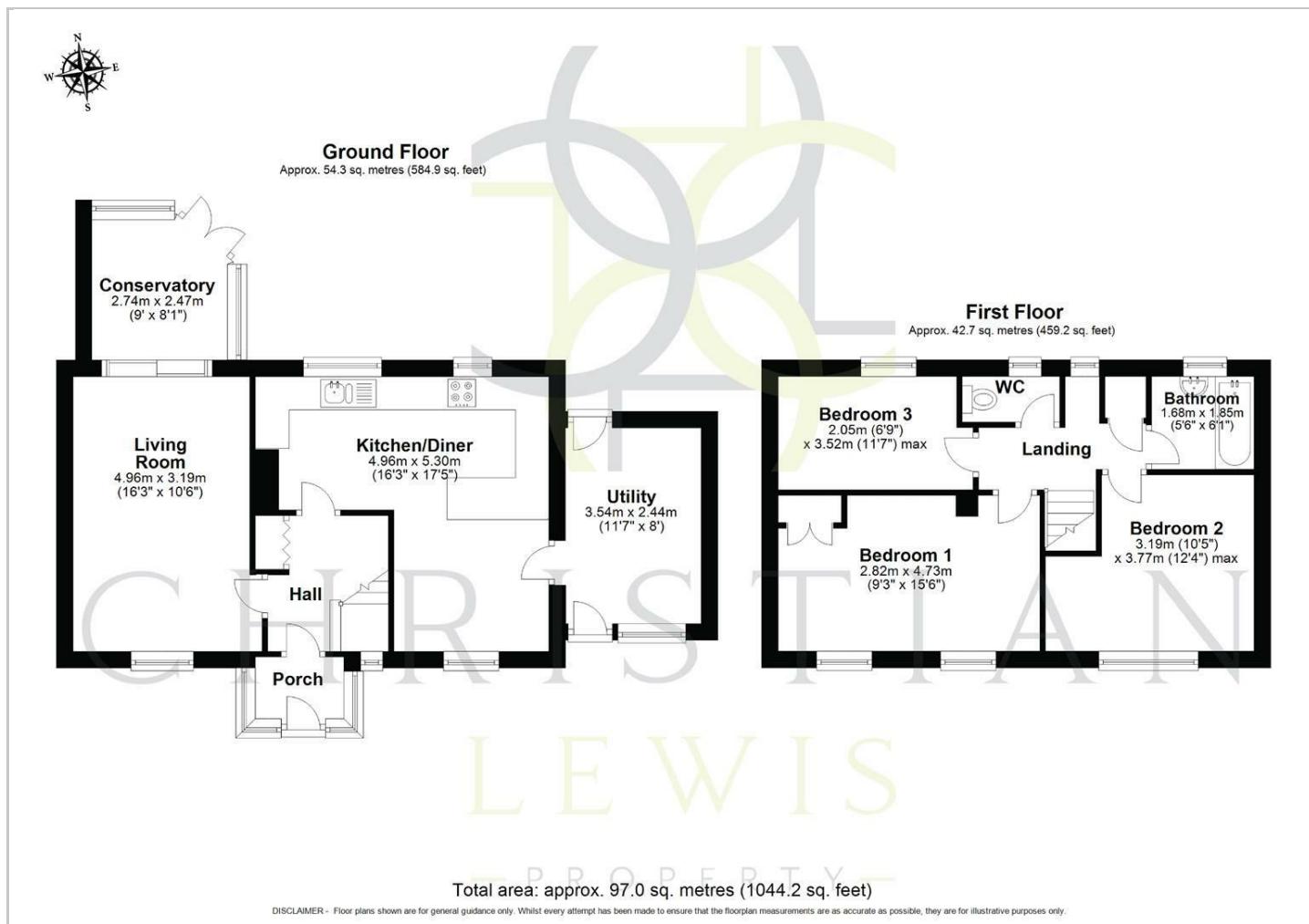
## Disclaimer

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.

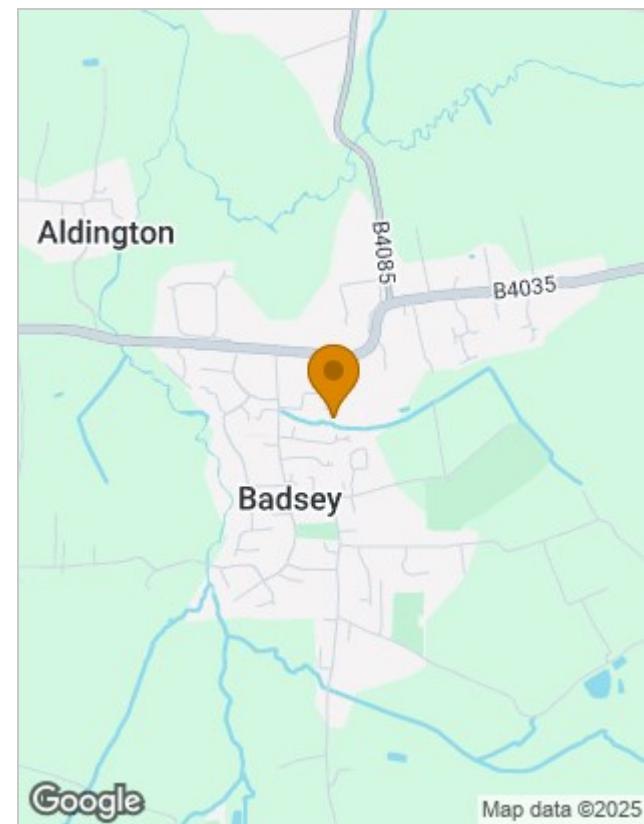




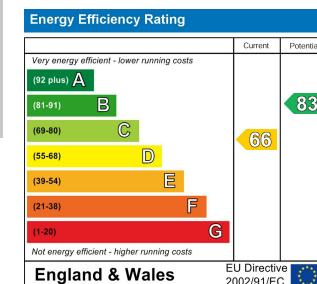
## Floor Plans



## 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.