30 Badsey Lane, Evesham, WR11 3EZ

Offers over £260,000

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CHRISTIAN LEWIS PROPERTY

30 Badsey Lane

Evesham, WR11 3EZ

- Offered to the market chain-free!
- Three bedrooms
- 2 reception rooms
- Convenient location
- Excellent scope for improvement and modernisation
- Spacious and versatile accommodation
- Generous rear garden

Situated on Badsey Lane in Evesham, this three bedroom home offers spacious and versatile accommodation throughout, together with a generous rear garden and excellent scope for the next owner to make their own mark.

The ground floor comprises an entrance porch leading into the hallway, with access to the living room. The living room is a good size and features an exposed stone fireplace, with French doors opening out onto the rear garden. The dining room provides a further reception room with a window overlooking the front of the property.

To the rear of the property is the kitchen, fitted with a range of wall and base units and work surfaces, together with a door providing access to the garden.

Upstairs, there are three bedrooms, with the main bedroom offering a good amount of space, alongside two further bedrooms and a separate shower room.

Outside, the property benefits from a particularly generous rear garden, with established borders, mature planting and a paved pathway, providing plenty of space for outdoor seating and entertaining.

Offered to the market chain-free, the property provides a fantastic opportunity for a buyer looking for a home they can update and adapt to suit their own tastes and requirements, with the generous accommodation and outside space offering plenty of scope for improvement.

The property is conveniently positioned for access to Evesham town centre, making this a practical home for those looking for good-sized accommodation, a generous garden and the opportunity to create something of their own.

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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 C
EPC Rating D

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.

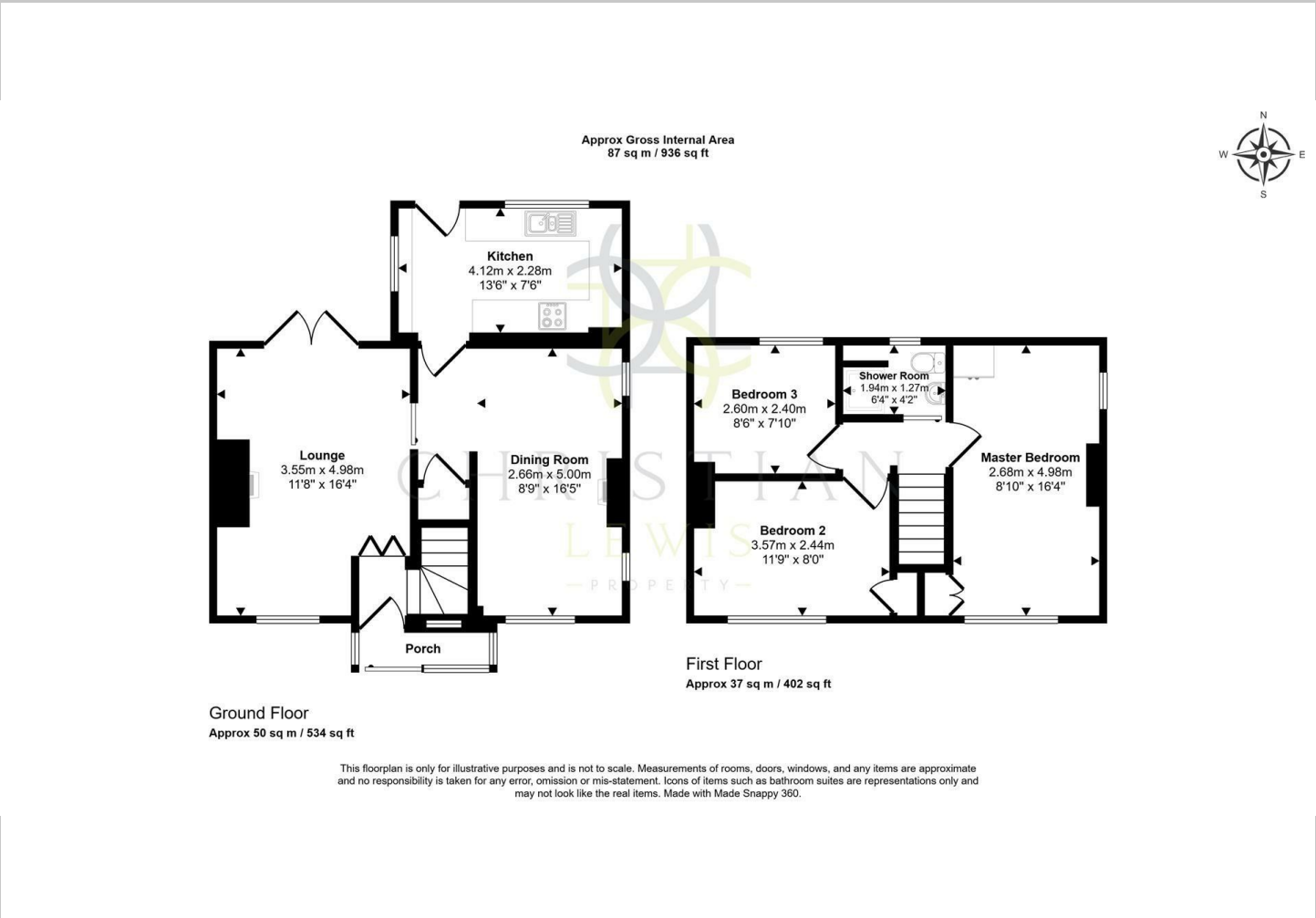
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.

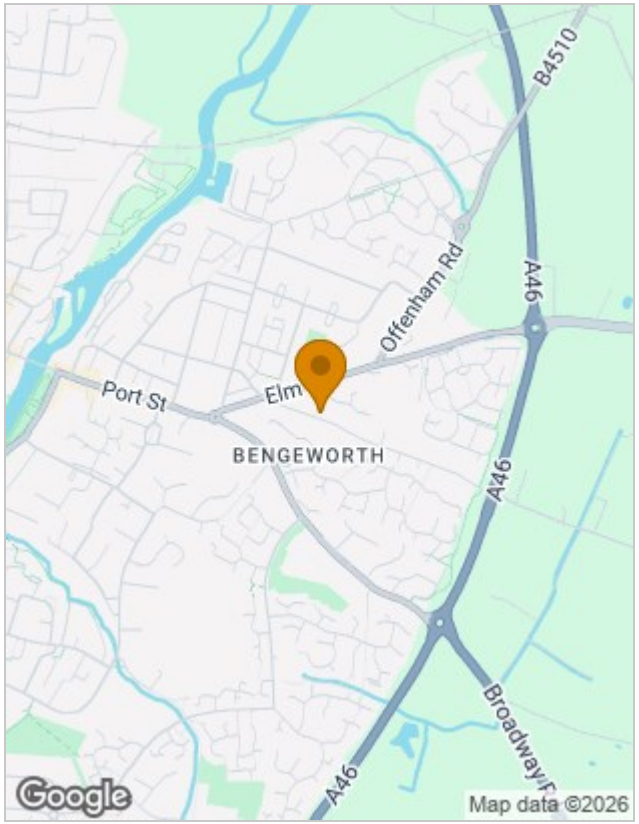
Disclaimer

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.

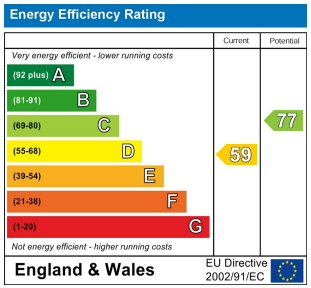
Floor Plans



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.

86 High Street, Evesham, Worcestershire, WR11 4EU
Tel: 01386 442929 Email: sales@christianlewisproperty.co.uk www.christianlewisproperty.co.uk