



Badsey Gardens Bretforton Road, Evesham, WR11 7XG

Guide price £259,950





# Badsey Gardens Bretforton Road

## Evesham, WR11 7XG

- Brand new semi-detached home
- Stylish and energy-efficient new build property
- Spacious modern living accommodation
- Driveway parking
- Easy access to local amenities and countryside walks
- Situated on the sought-after Miller Homes development in Badsey
- Ideal for first-time buyers, downsizers or investors
- Private enclosed rear garden
- Village location with excellent access to Evesham and Broadway
- Viewing enquiries and early reservations encouraged

A fantastic opportunity to purchase this brand new two-bedroom semi-detached home, situated within the highly regarded Miller Homes development in the desirable village of Badsey. Offering stylish, energy-efficient accommodation and contemporary design throughout, this superb property is ideal for first-time buyers, downsizers or investors alike.

Due for completion in June, the property will provide thoughtfully designed accommodation finished to a high specification, with bright and modern living spaces perfectly suited to modern lifestyles. The home is expected to feature a contemporary fitted kitchen, spacious living accommodation, two well-proportioned bedrooms and a modern bathroom suite, all complemented by quality fixtures and fittings throughout.

Externally, the property will benefit from private parking and an enclosed rear garden, providing an excellent outdoor space for relaxing or entertaining.

Located within easy reach of Evesham, Broadway and surrounding countryside, Badsey continues to prove popular thanks to its village feel, local amenities and excellent transport links.

As a brand new home, the property will also benefit from modern energy efficiency standards and the reassurance of a builder warranty, helping to keep running costs low and providing peace of mind for years to come.

Early interest is highly recommended.

### 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 - TBC by developer

**EPC Rating:** TBC by developer

**Estate Charges - TBC by developer**

### 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.

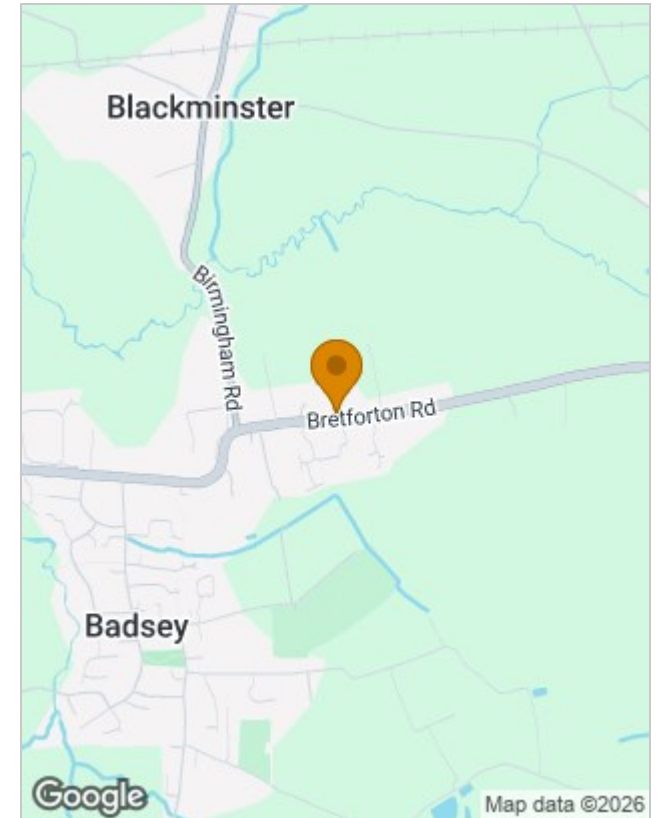




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 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.