



32 Brewers Lane, Evesham, WR11 7EU

Offers in the region of £400,000



CHRISTIAN  
LEWIS  
PROPERTY



Offers in the region of £400,000

# 32 Brewers Lane

Evesham, WR11 7EU

- Oozing with character features
- Parking and driveway
- Two double bedrooms
- Located in the heart of Badsey

A rare and exciting opportunity to acquire a charming, detached period home, ideally positioned in the very heart of the highly sought-after village of Badsey.

Offered to the market with the significant advantage of no onward chain, No. 32 Brewers Lane is a delightful and characterful property that perfectly suits purchasers seeking the warmth and individuality of an older-style home. The property is rich in period charm while offering well-proportioned and versatile accommodation throughout.

The ground floor comprises a welcoming entrance hall, a formal dining room ideal for entertaining, a cosy yet spacious living room, a well-appointed kitchen/breakfast room, and a separate utility area providing practical everyday convenience.

To the first floor, the accommodation continues with two generous double bedrooms, both offering excellent natural light, along with a recently refurbished family bathroom finished to a modern standard.

Externally, the property further benefits from a private driveway providing off-road parking, and to the rear, a beautifully maintained and mature garden that is well stocked with established planting, offering a peaceful and attractive outdoor space to enjoy throughout the year.

An appealing period home in a prime village location, early viewing is highly recommended to fully appreciate the charm, character, and setting this property has to offer.



## 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 D

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.

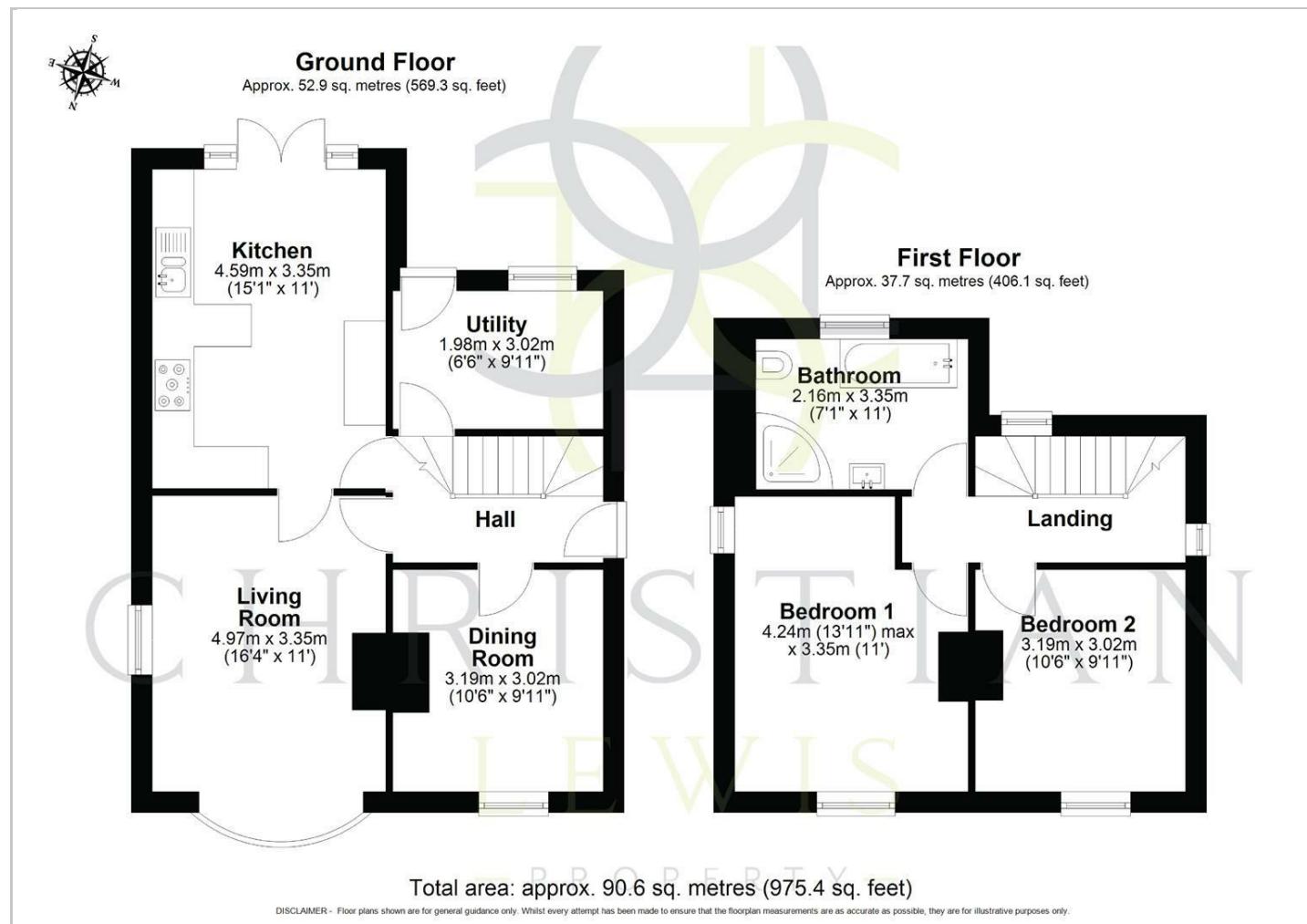
Please inform us if you become aware of any information being inaccurate.







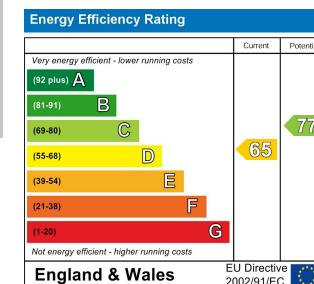
## Floor Plans



## 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.