



5 Battleton Road, Evesham, WR11 1HT

Asking price £230,000









# 5 Battleton Road

Evesham, WR11 1HT

- Four bedroom mid-terrace house
- Generous living accommodation
- Kitchen/diner
- Located in a popular residential area
- Spacious lounge
- Enclosed rear garden

Located in a popular residential area, this four-bedroom mid-terrace property offers a fantastic opportunity for buyers seeking a spacious home with scope to modernise and make their own.

The accommodation is arranged over two floors and provides well-balanced living space throughout. The ground floor comprises an entrance hall which leads through to a generous kitchen/diner, offering ample room for everyday family living and dining. To the other side of the property is a very well-proportioned living room, enjoying double doors that open directly onto the garden, creating a bright and inviting space.

On the first floor, the property offers four bedrooms of varying sizes, providing flexible accommodation to suit families, home working, or guests. A family bathroom completes the first-floor layout.

Externally, the property benefits from an enclosed and generously sized rear garden, featuring a combination of patio areas and lawn, offering plenty of space for outdoor seating, play, or simply enjoying the garden.

Although the property is in need of modernisation throughout, it offers a solid footprint, excellent room sizes, and significant potential to create a comfortable family home in a convenient and well-established residential location.

To fully appreciate the space and potential on offer, contact us today to arrange your viewing.



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## Additional Information

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

**Local Authority:** Wychavon District Council

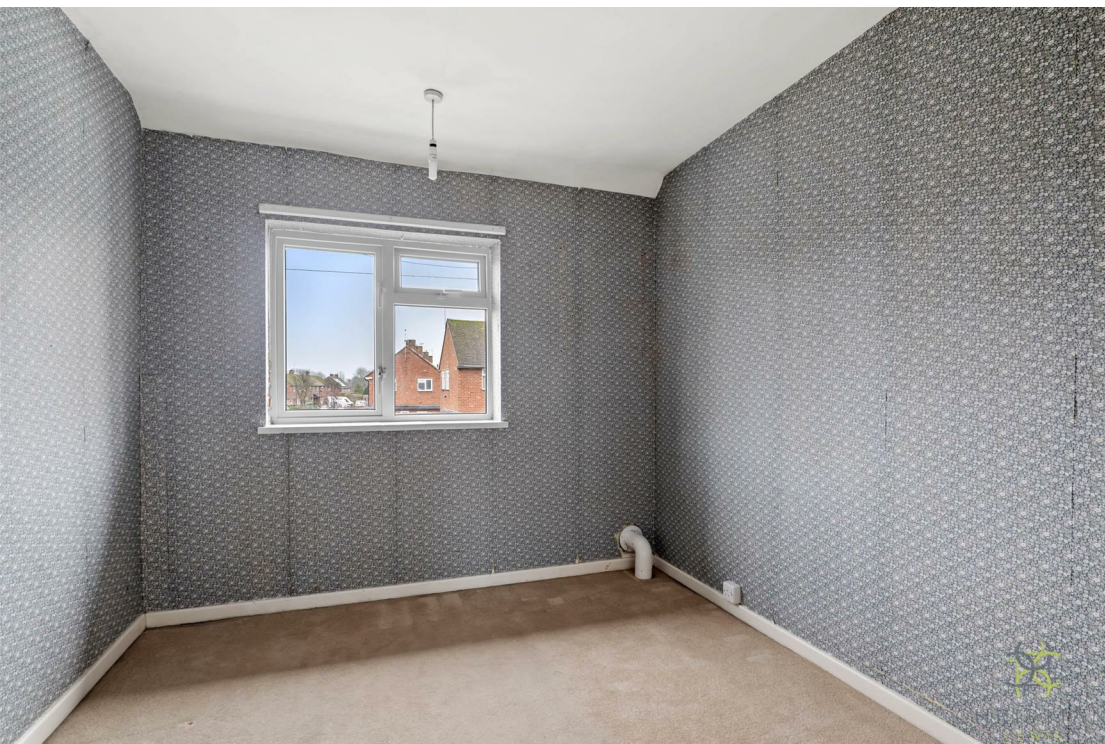
**Council Tax Band:** We understand that the Council Tax Band for the property is Band B

**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.



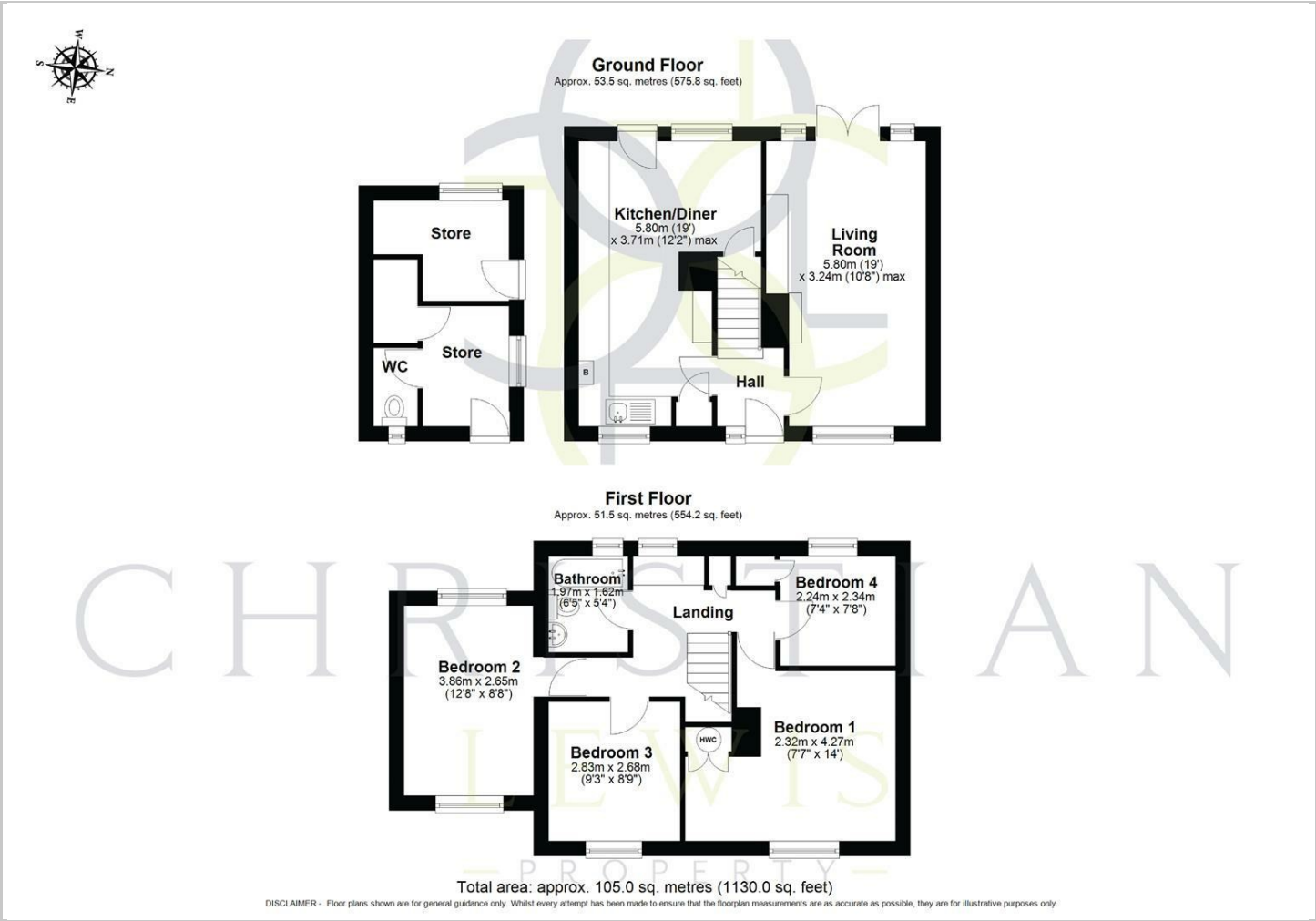








Floor Plans



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

