



14 Green Leys, Evesham, Badsey WR11 7XE

Guide price £250,000





14 Green Leys

Badsey
Evesham, WR11 7XE

- Village location
- Close to amenities
- Two double bedrooms
- Cul-de-sac
- Off road parking
- Generous living space

A generously proportioned and upgraded two-bedroom semi-detached home, well situated within a quiet cul-de-sac in the popular village of Badsey.

The property offers well-presented accommodation arranged over two floors. The entrance porch/utility area provides access to the conservatory and through to the reception hallway, where stairs rise to the first-floor landing and doors lead into the lounge/diner and kitchen.

The spacious lounge/diner features a fireplace and attractive wood-effect flooring, creating a comfortable and inviting living space. The kitchen has been re-fitted by the current vendor and comprises a range of wall and base units, an oven and hob, together with space for additional appliances and white goods. It also offers a pleasant outlook over the rear garden.

To the first floor, the landing provides access to two bedrooms and the family bathroom. The bathroom is fitted with a classic white suite comprising a bath with shower over and glass screen, WC and wash basin, complemented by tiled walls.

Externally, the property benefits from a block-paved driveway providing off-road parking for up to four vehicles. To the rear is an extensive, enclosed garden featuring a paved patio and lawn, with mature planting providing an attractive and established setting.

Badsey is a popular village located approximately two miles east of Evesham, offering a range of local amenities including two pubs serving food, a village shop, first school and two parks. The property is within walking distance of these facilities and is situated on a no-through road.

The nearby market town of Evesham provides a comprehensive range of amenities, including supermarkets, pubs, restaurants, takeaway outlets, doctors, dentists, hairdressers, beauty salons, a leisure centre, cinema and further schooling. Both Honeybourne and Evesham have railway stations offering direct links to London Paddington.



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Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon

Council Tax 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.

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.

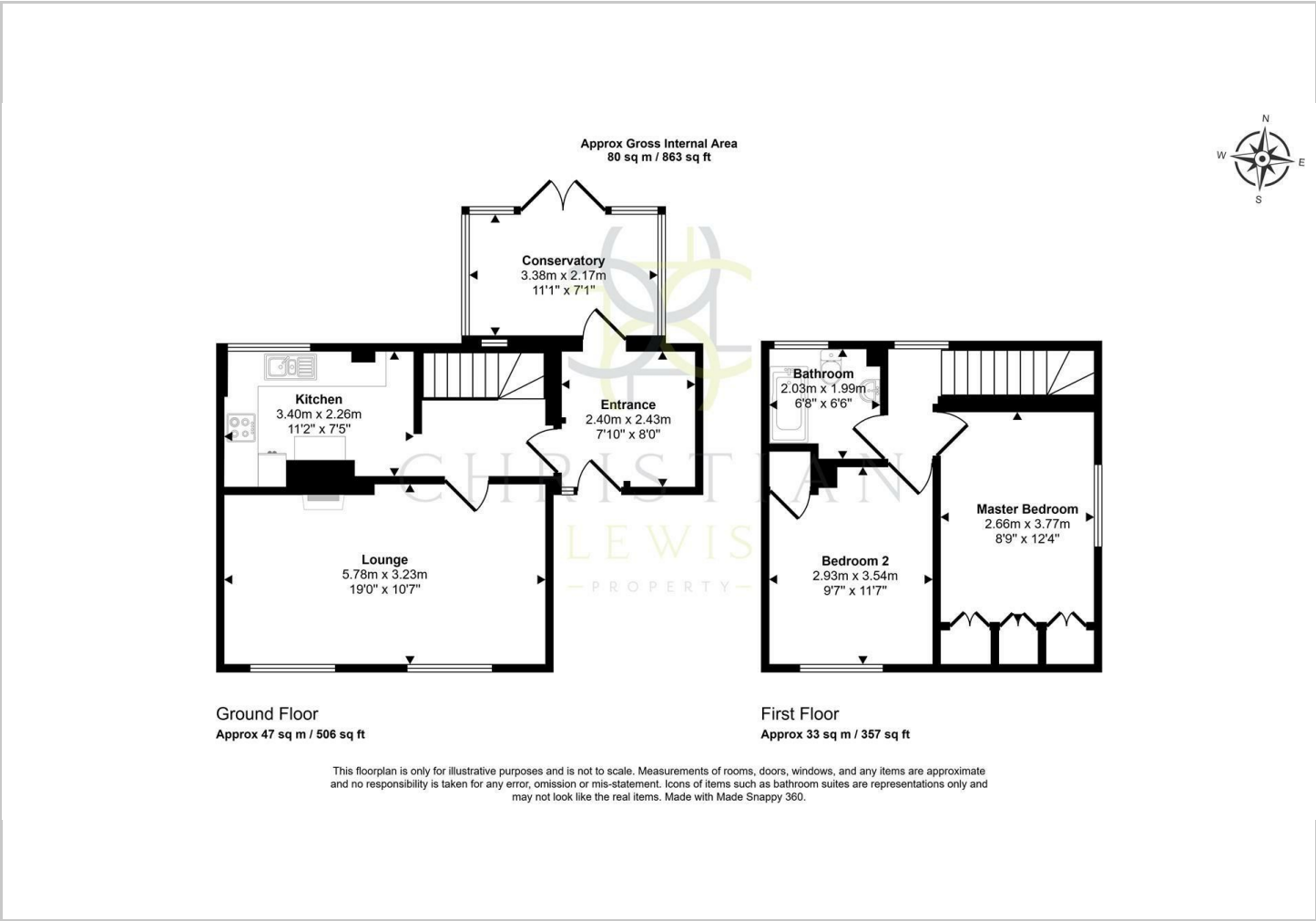
A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.





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.

Location Map



Energy Performance Graph

