



7 Sladden Close, Evesham, Badsey WR11 7AQ

Offers over £325,000





# 7 Sladden Close

Badsey  
Evesham, WR11 7AQ

- Former show home with a well-planned layout across three bedrooms
- South-facing rear garden with a paved terrace, lawn and established planting
- Separate lounge with windows to the front and side
- Utility room and ground-floor cloakroom for added day-to-day convenience
- Corner plot position in the village of Badsey
- Open-plan kitchen/dining room with granite work surfaces and integrated Neff appliances
- Main bedroom with fitted wardrobes and en-suite shower room
- Garage and off-road parking

A well-presented three-bedroom semi-detached house, formerly the show home, set on a corner plot in the village of Badsey. The property offers a separate lounge, an open-plan kitchen/dining room, a utility room and cloakroom, together with an en-suite to the main bedroom, a south-facing rear garden, garage and off-road parking.

The entrance hall has a tiled floor which continues through to the cloakroom and kitchen/dining room, with stairs rising to the first floor. The lounge is a well-proportioned reception room, with windows to the front and side allowing natural light into the space.

The kitchen/dining room provides room for both cooking and dining, with glazed doors opening onto the rear garden. The kitchen is fitted with a range of white gloss units, granite work surfaces and a Neff hob and double oven, alongside an integrated dishwasher, fridge and freezer. A separate utility room offers further storage, a sink and space for laundry appliances.

Upstairs, the main bedroom has fitted wardrobes and an en-suite shower room. There are two further bedrooms, with fitted wardrobes to bedroom three, and a family bathroom fitted with a bath, wash hand basin and WC.

Outside, the south-facing rear garden is enclosed by brick walling and fencing. It includes a lawn with established shrubs and a paved terrace extending across the rear of the house. A gated side path connects the garden to the front, where a brick-paved driveway, additional parking area and garage provide off-road parking for up to three vehicles.

Situated in Badsey, the property is within reach of the village's local amenities and the facilities of Evesham. Viewing is highly recommended.



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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 B

## Anti Money Laundering & Financial Regulations

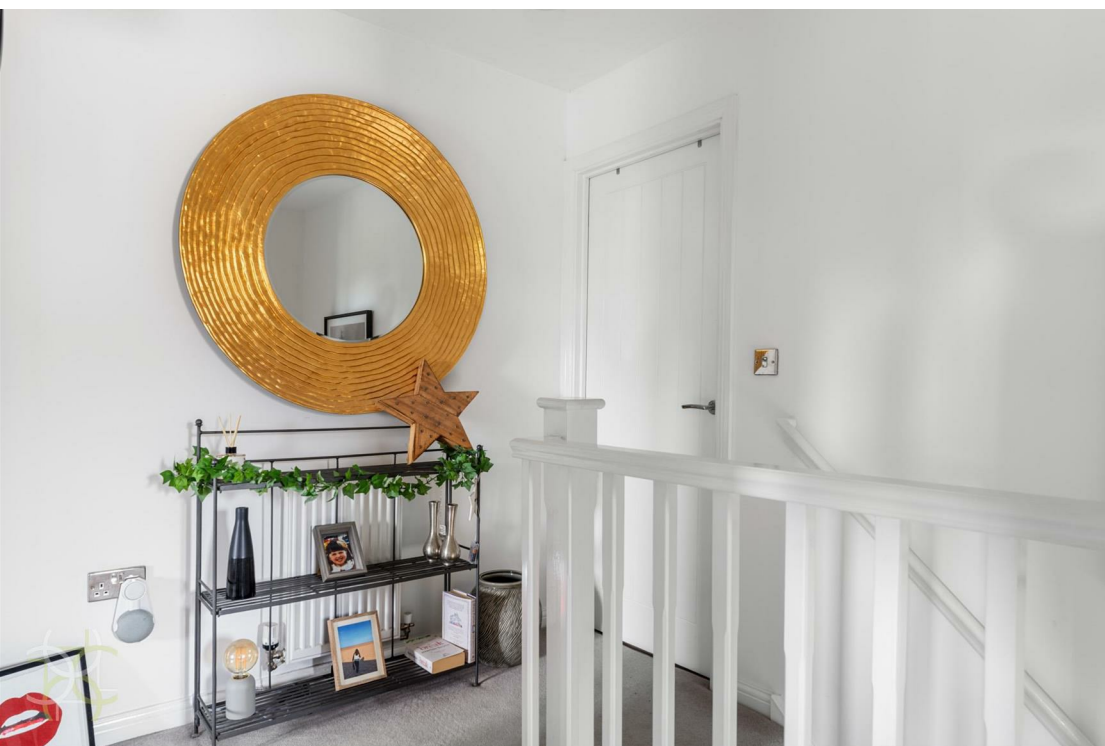
In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

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



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

