

50B Badsey Lane, Evesham, WR11 3EZ

Offers over £290,000

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CHRISTIAN LEWIS PROPERTY



50B Badsey Lane

Evesham, WR11 3EZ

Offers over £290,000

- Detached bungalow
- Two bedrooms
- Established and well-maintained rear garden
- Popular residential location
- Spacious and versatile accommodation
- Conservatory overlooking the rear garden
- Garage and off-road parking
- Convenient for Evesham town centre and local amenities



A well-presented detached bungalow offering spacious and versatile accommodation, together with an established rear garden, conservatory, garage and off-road parking, situated in a popular residential area of Evesham.

The property is entered via a central hallway, which provides access to all of the principal rooms. The lounge/diner is a generous and well-proportioned reception room, offering ample space for both seating and dining furniture, with glazed doors opening through to the conservatory.

The conservatory provides a lovely additional reception space and enjoys views across the rear garden. With its glazed roof and windows overlooking the garden, this is a bright and useful room which could be enjoyed throughout much of the year.

The kitchen is fitted with a range of wall and base level units, with work surfaces over and space for a range of appliances. A large window overlooks the rear garden and allows plenty of natural light into the room.

The master bedroom is a good-sized double bedroom and benefits from a range of fitted wardrobes, providing useful storage. There is also a further bedroom, providing flexibility for those requiring an additional bedroom, home working space or hobby space.

The accommodation is completed by a shower room, fitted with a shower enclosure, wash hand basin and WC.

Outside, the property benefits from an established and well-maintained rear garden, which has been thoughtfully landscaped with a combination of gravelled and paved areas, planted





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 C

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.



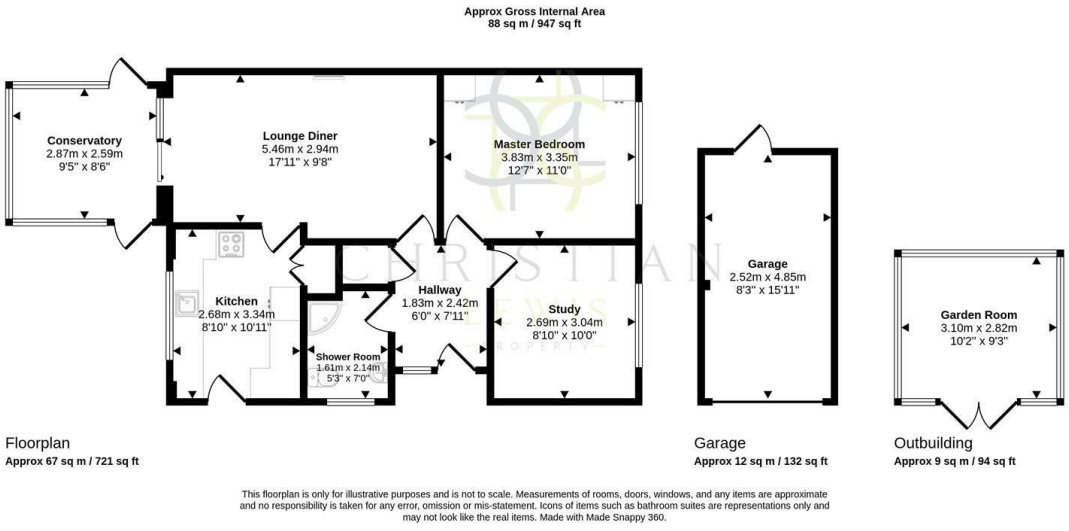




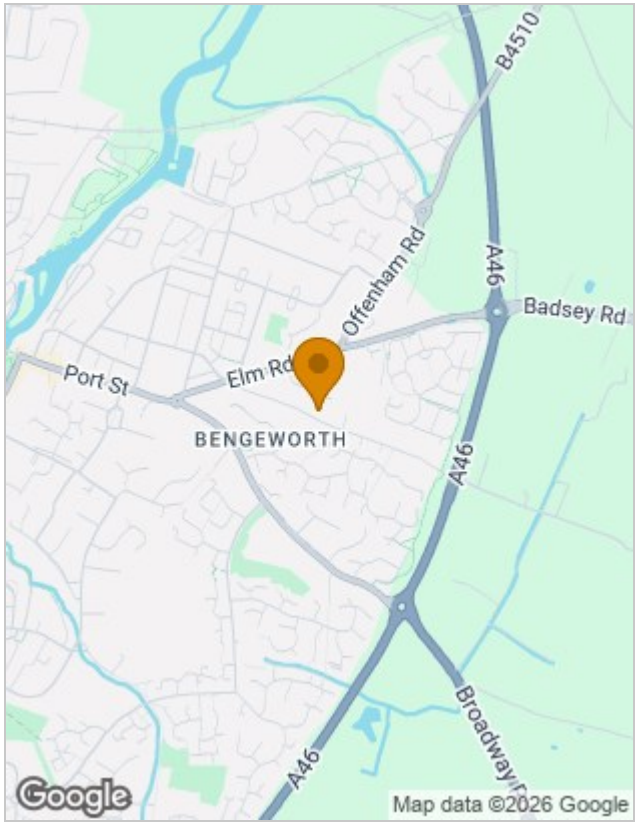




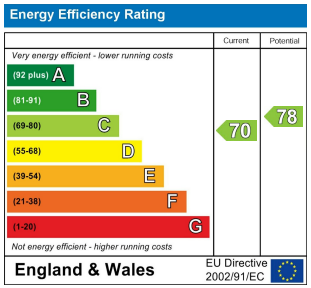
Floor Plans



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.

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