



45 Bretforton Road, Evesham, WR11 7XQ

Offers over £375,000



CHRISTIAN
LEWIS
—PROPERTY—



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45 Bretforton Road

Evesham, WR11 7XQ

- A detached family home
- Large plot - scope to extend/remodel/renovate (STPP)
- Tons of scope
- Chain free
- Priced to sell
- An opportunity to purchase something at great value
- Ample parking
- An imposing home
- Village location
- Must be viewed

**** A HOUSE WITH SCOPE FOR REDEVELOPMENT/RENOVATION (STPP) ****

Built in 1897, this impressive detached, double-fronted traditional family home features five bedrooms. Located in the heart of Badsey, it offers convenient access to all village amenities.

The property includes a central entrance hall leading to two front reception rooms, both featuring bay windows and fireplaces. A door from the hall leads to a useful cellar, an additional reception room, a utility room, and a W/C.

The kitchen/diner is a charming space with modern high-gloss wall and base units and a laminate work surface. There's also a conservatory with pleasant views of the rear garden.

Upstairs, the first floor comprises five well-proportioned bedrooms and a family bathroom, with en-suite shower rooms for the first and second bedrooms.

The rear garden is primarily lawned, with a patio seating area and a gravel driveway leading to a tarmac parking area with shed storage.

This property is offered to the market with no onward chain.



Additional Information

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

Local Authority: Wychavon

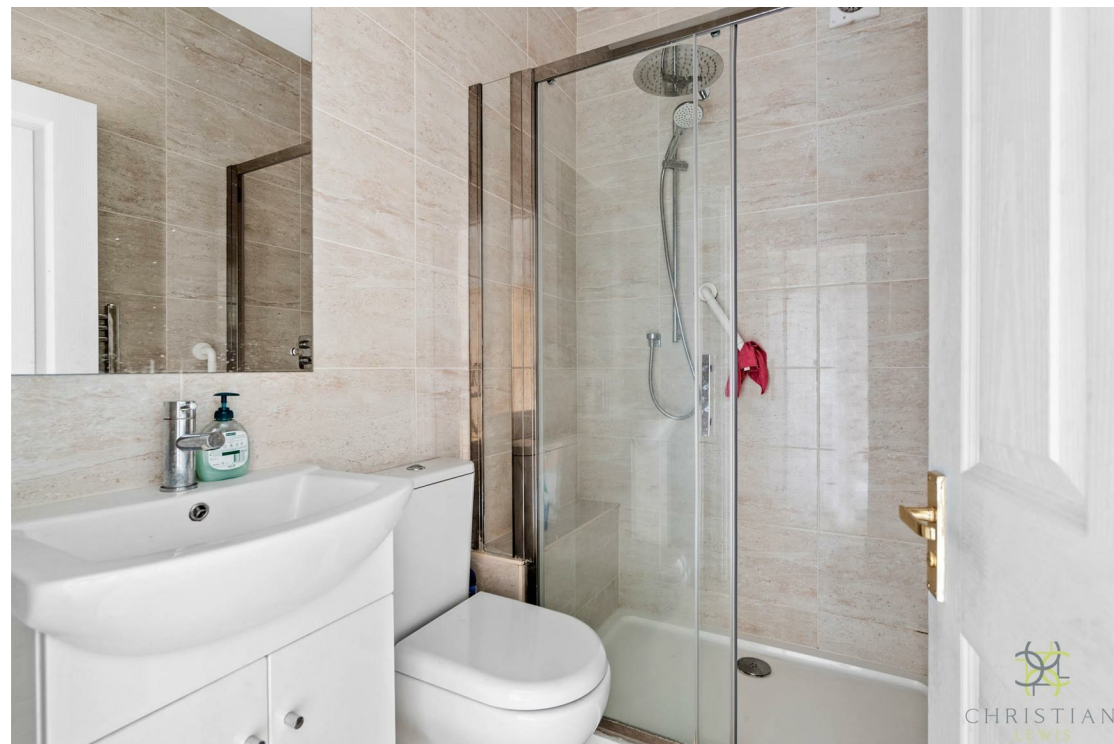
Council Tax Band: We understand that the Council Tax Band for the property is Band E

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.





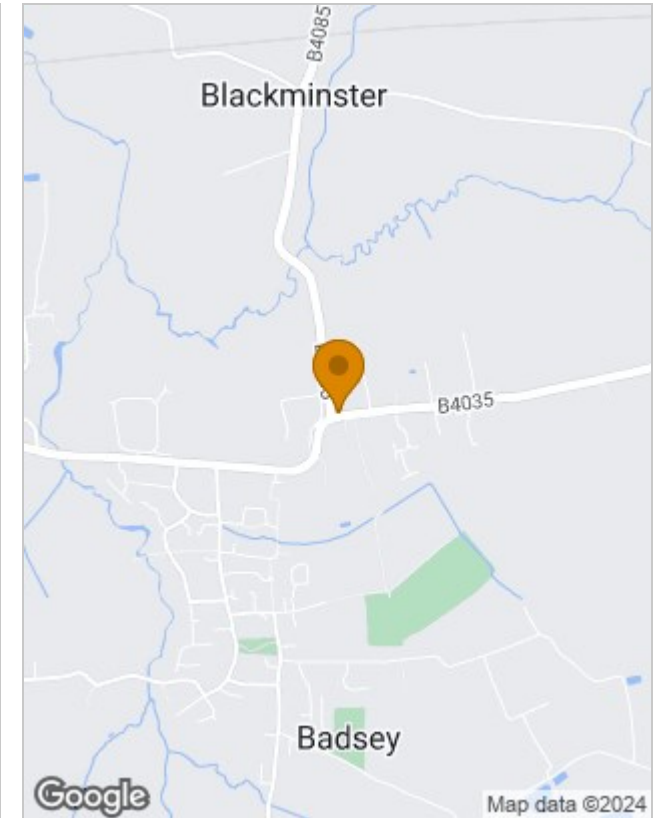


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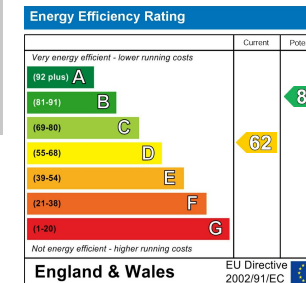
Floor Plans



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.