



49 Battleton Road, Evesham, WR11 1HT

Guide price £200,000




CHRISTIAN
LEWIS
—PROPERTY—



GILBERT
LEWIS

49 Battleton Road

Evesham, WR11 1HT

- A great project
- Parking
- Three bedrooms
- Garden

A TRADITIONAL STYLE HOME OFFERING A GREAT PROJECT WITH POTENTIAL TO MAKE YOUR OWN

Situated on the ever-popular Battleton Road, this older-style property offers excellent value for money.

Available with no onward chain and requiring modernisation throughout, it presents an ideal opportunity for a DIY enthusiast or professional landlord seeking a rewarding project.

The property boasts strong fundamentals, including a private driveway for off-street parking, a rear garden, and approximately 1,140 sqft of internal accommodation. The ground floor comprises an entrance hall, living room, dining room, kitchen, utility area, WC, and store. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a private rear garden.



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 E

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.

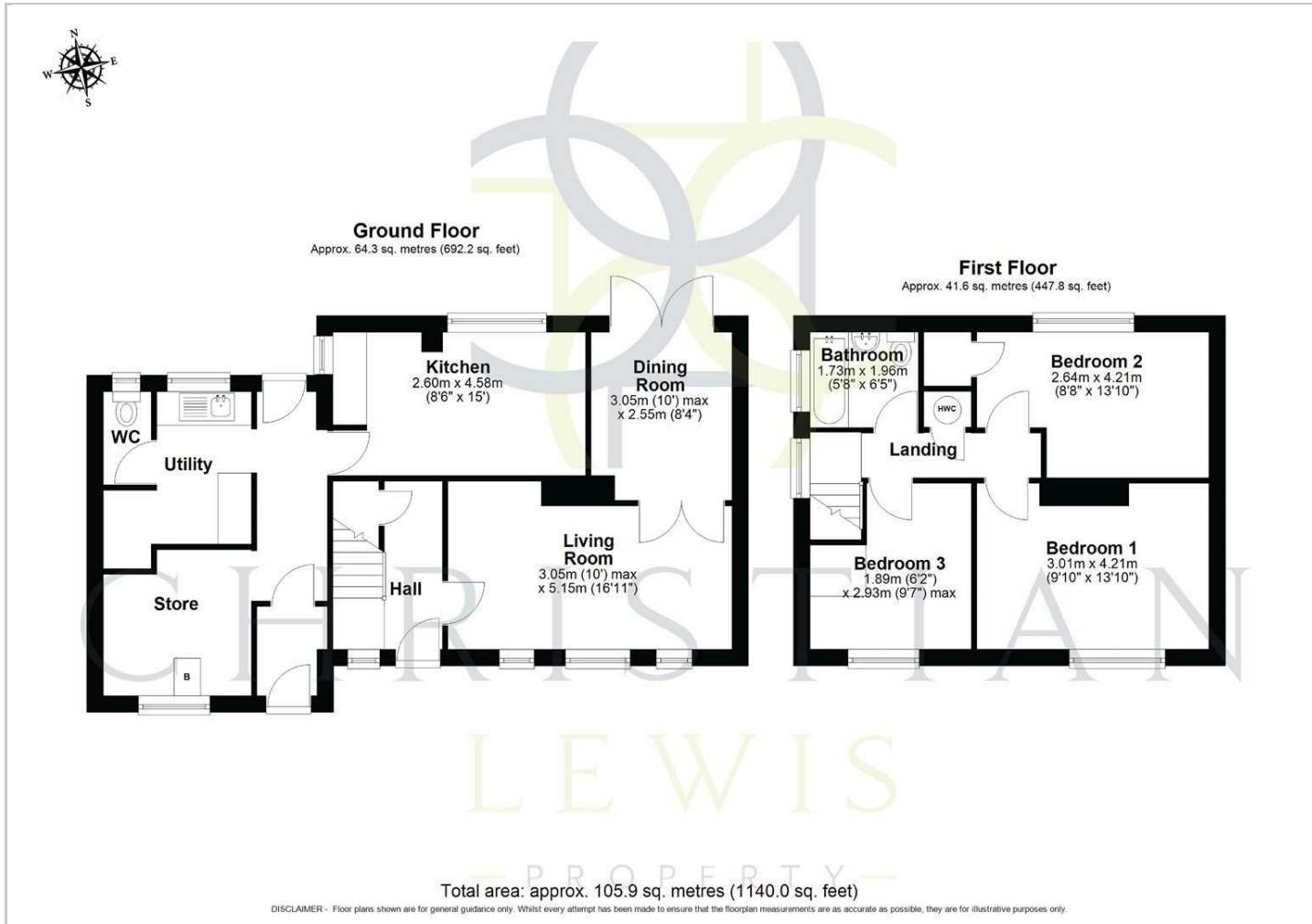
Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

Please inform us if you become aware of any information being inaccurate.





Floor Plans



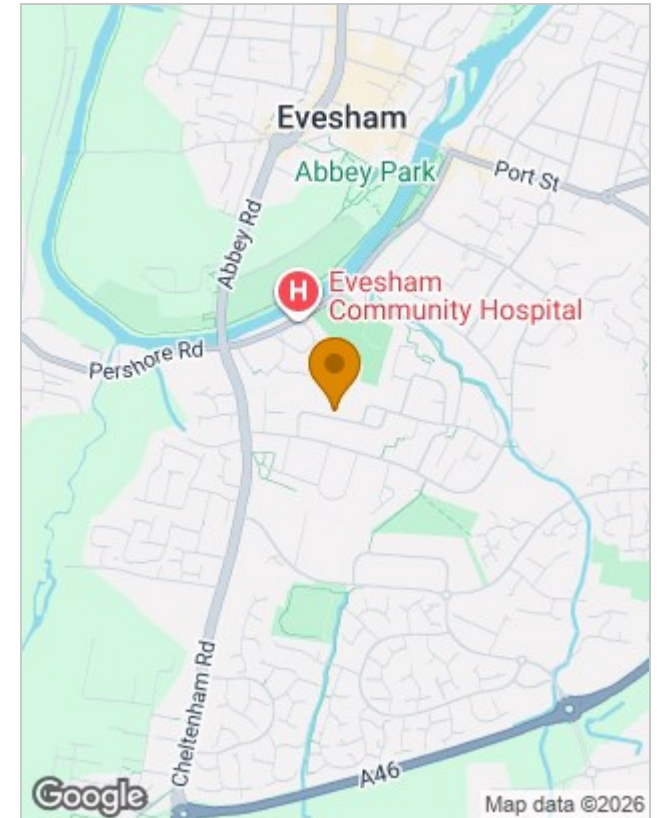
Viewing

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.

86 High Street, Evesham, Worcestershire, WR11 4EU
Tel: 01386 442929 Email: sales@christianlewisproperty.co.uk www.christianlewisproperty.co.uk

Location Map



Energy Performance Graph

