



18 Wards Close Badsey Lane, Evesham

Guide Price **£175,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

18 Wards Close Badsey Lane

Evesham, Evesham

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

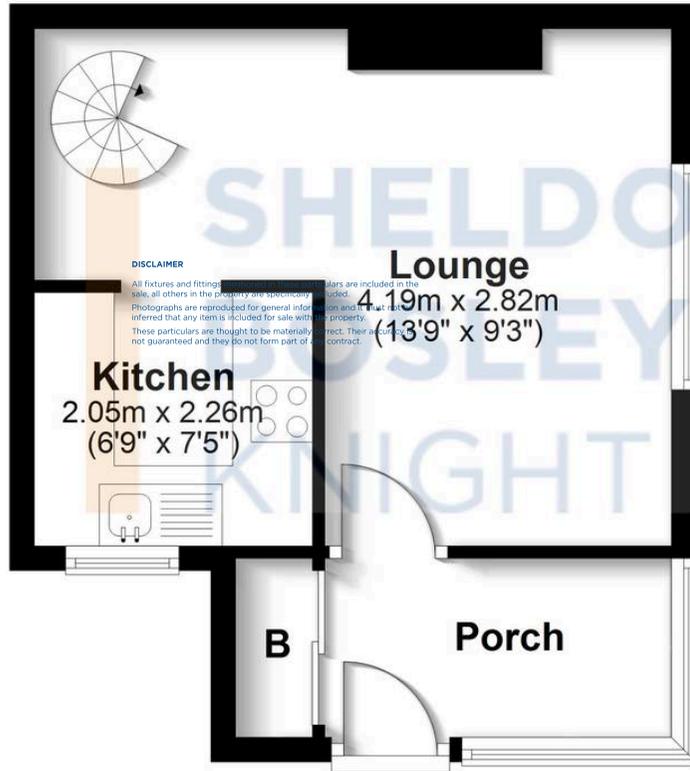
- RARE OPPORTUNITY 1 BEDROOM HOME
- WELL PRESENTED THROUGHOUT
- OVERLOOKS A LOVELY NATURE RESERVE
- VIEWING HIGHLY ADVISED
- LIGHT AND AIRY LOUNGE DINING ROOM
- UTILITY PORCH AREA
- LARGE PRIVATE GARDEN
- CLOSE TO LOCAL AMENITIES
- ALLOCATED PARKING





Ground Floor

Approx. 27.2 sq. metres (293.0 sq. feet)



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Lounge
4.19m x 2.82m
(13'9" x 9'3")

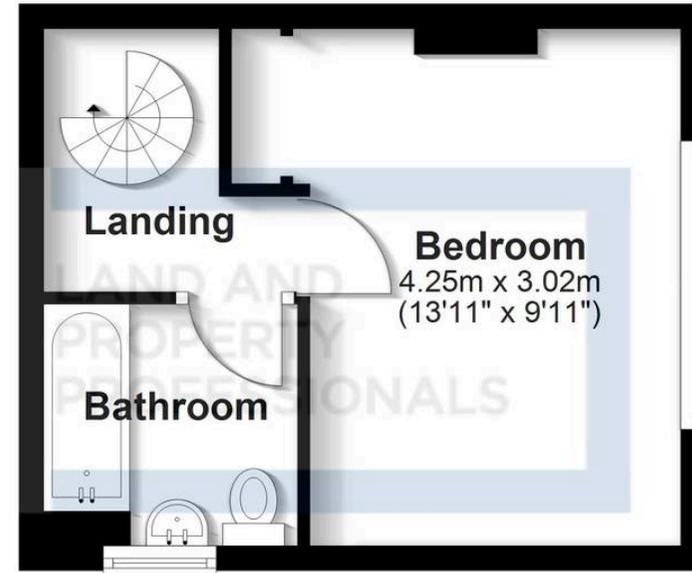
Kitchen
2.05m x 2.26m
(6'9" x 7'5")

B

Porch

First Floor

Approx. 21.8 sq. metres (234.8 sq. feet)



Landing

Bedroom
4.25m x 3.02m
(13'11" x 9'11")

Bathroom

Total area: approx. 49.0 sq. metres (527.8 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

Sheldon Bosley Knight Evesham & Pershore

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