62 Bretforton Road, Evesham, Badsey WR11 7XQ

Guide price £450,000

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CHRISTIAN LEWIS PROPERTY

62 Bretforton Road

Badsey
Evesham, WR11 7XQ

- Offered to the market with no onward chain
- Non estate position on a large plot
- Four bedrooms, two bathrooms
- Ample parking

A GREAT PROJECT LOCATED IN A NON ESTATE POSITION

This spacious four-bedroom family home is ideally positioned in the highly sought-after village of Badsey, just a short distance from the popular market town of Evesham. Offered to the market with no onward chain, the property represents an excellent opportunity for buyers seeking a substantial family home with scope to modernise and create a property perfectly suited to their individual requirements.

The ground floor provides generous and versatile accommodation, beginning with a welcoming entrance hall, downstairs WC/cloakroom and useful understairs storage. There is a bright and comfortable living room, together with a separate dining room providing an ideal space for family meals and entertaining. The kitchen offers access to a useful rear porch and store, while a separate utility room and integral garage provide valuable additional practicality.

Upstairs, there are four well-proportioned bedrooms, offering plenty of flexibility for a growing family, guests or those requiring dedicated home-working space. The accommodation is complemented by a family bathroom and separate shower room. A particular benefit is the generously sized loft room, accessed from the landing via a drop-down ladder and featuring a Velux window, providing excellent potential for a variety of uses, subject to any necessary permissions.

Outside, the property enjoys a block-paved frontage providing parking for numerous vehicles, together with a lawned area. The good-sized rear garden is predominantly laid to lawn, offering plenty of space for outdoor entertaining, children and gardening enthusiasts, and is further complemented by a spacious garden shed.

Offering excellent potential to add value and create a superb long-term family home, this property combines generous accommodation, useful outside space and exciting scope for modernisation, all within the desirable village setting of Badsey.

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Additional Information

Tenure: We understand that the property for sale is Wychavon
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band E
EPC Rating D

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.

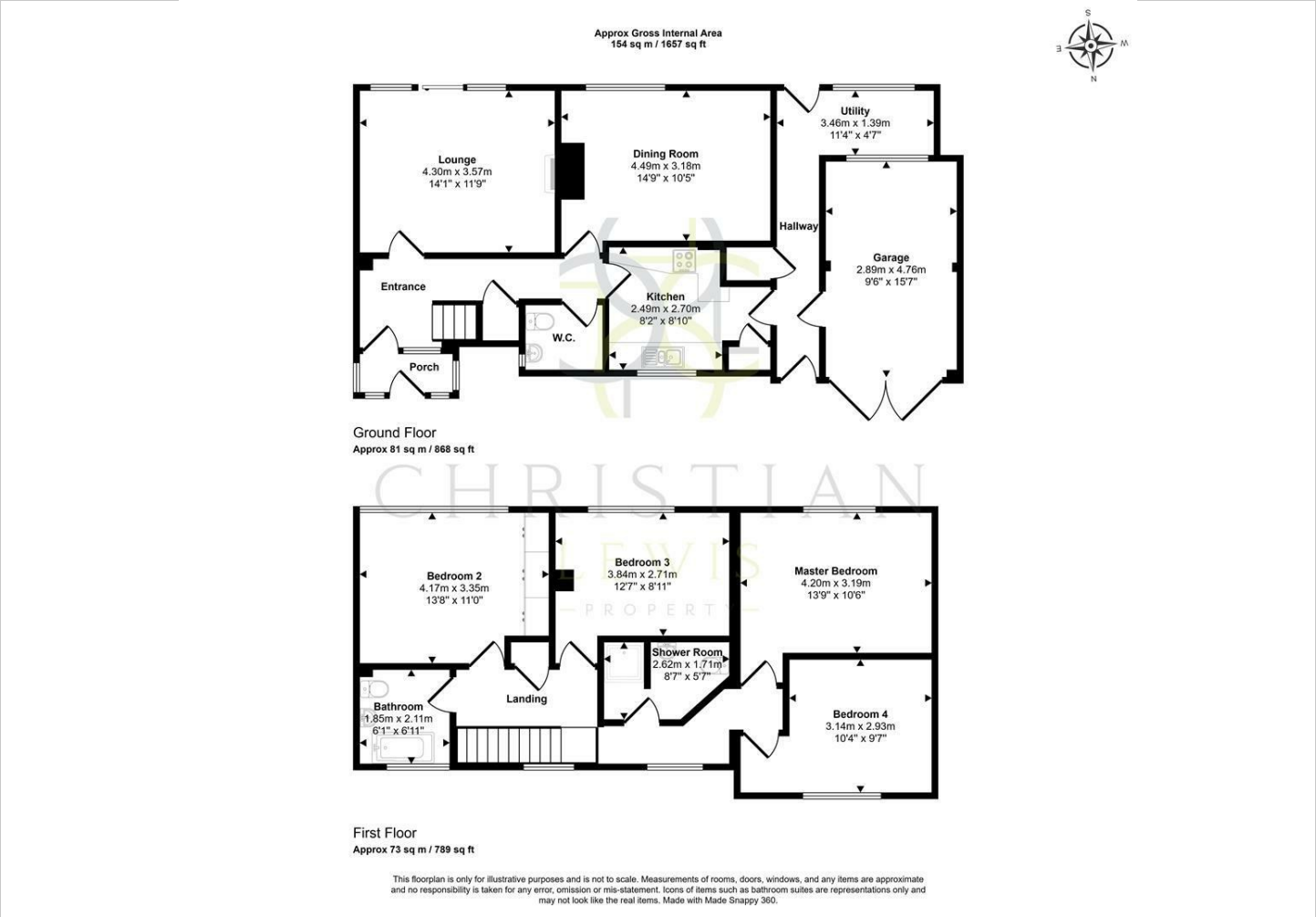
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.

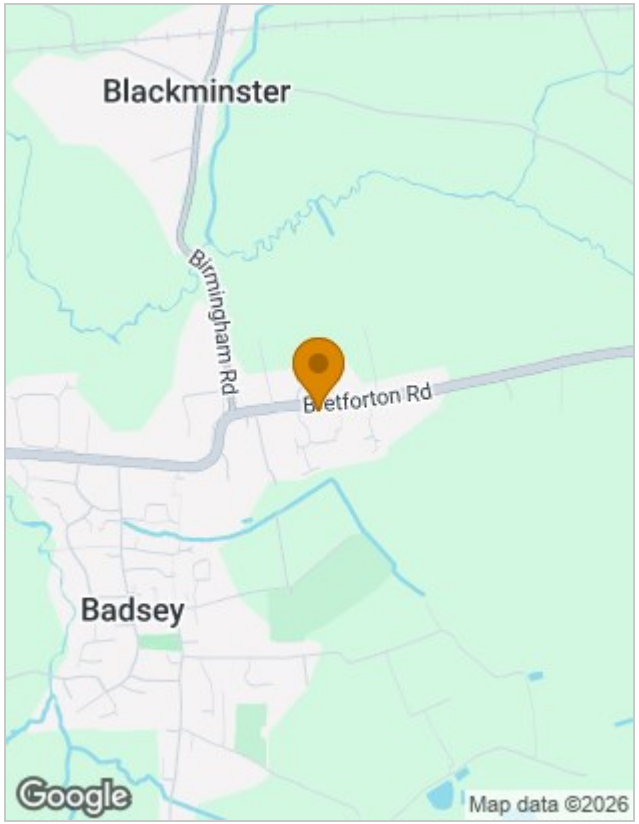
Disclaimer

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.

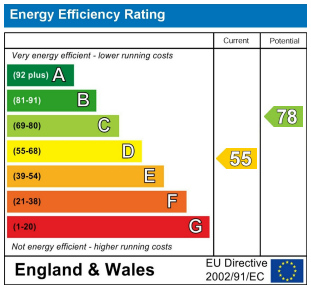
Floor Plans



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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