5 Battleton Road, Evesham, WR11 1HT

Asking price £210,000

4 1 1 D

CHRISTIAN LEWIS PROPERTY

CHRISTIAN
LEWIS

5 Battleton Road

Evesham, WR11 1HT

- Four bedroom mid-terrace house
- Generous living accommodation
- Kitchen/diner
- Located in a popular residential area
- Spacious lounge
- Enclosed rear garden

Located in a popular residential area, this four-bedroom mid-terrace property offers a fantastic opportunity for buyers seeking a spacious home with scope to modernise and make their own.

The accommodation is arranged over two floors and provides well-balanced living space throughout. The ground floor comprises an entrance hall which leads through to a generous kitchen/diner, offering ample room for everyday family living and dining. To the other side of the property is a very well-proportioned living room, enjoying double doors that open directly onto the garden, creating a bright and inviting space.

On the first floor, the property offers four bedrooms of varying sizes, providing flexible accommodation to suit families, home working, or guests. A family bathroom completes the first-floor layout.

Externally, the property benefits from an enclosed and generously sized rear garden, featuring a combination of patio areas and lawn, offering plenty of space for outdoor seating, play, or simply enjoying the garden.

Although the property is in need of modernisation throughout, it offers a solid footprint, excellent room sizes, and significant potential to create a comfortable family home in a convenient and well-established residential location.

To fully appreciate the space and potential on offer, contact us today to arrange your viewing.

Asking price £210,000

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 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.

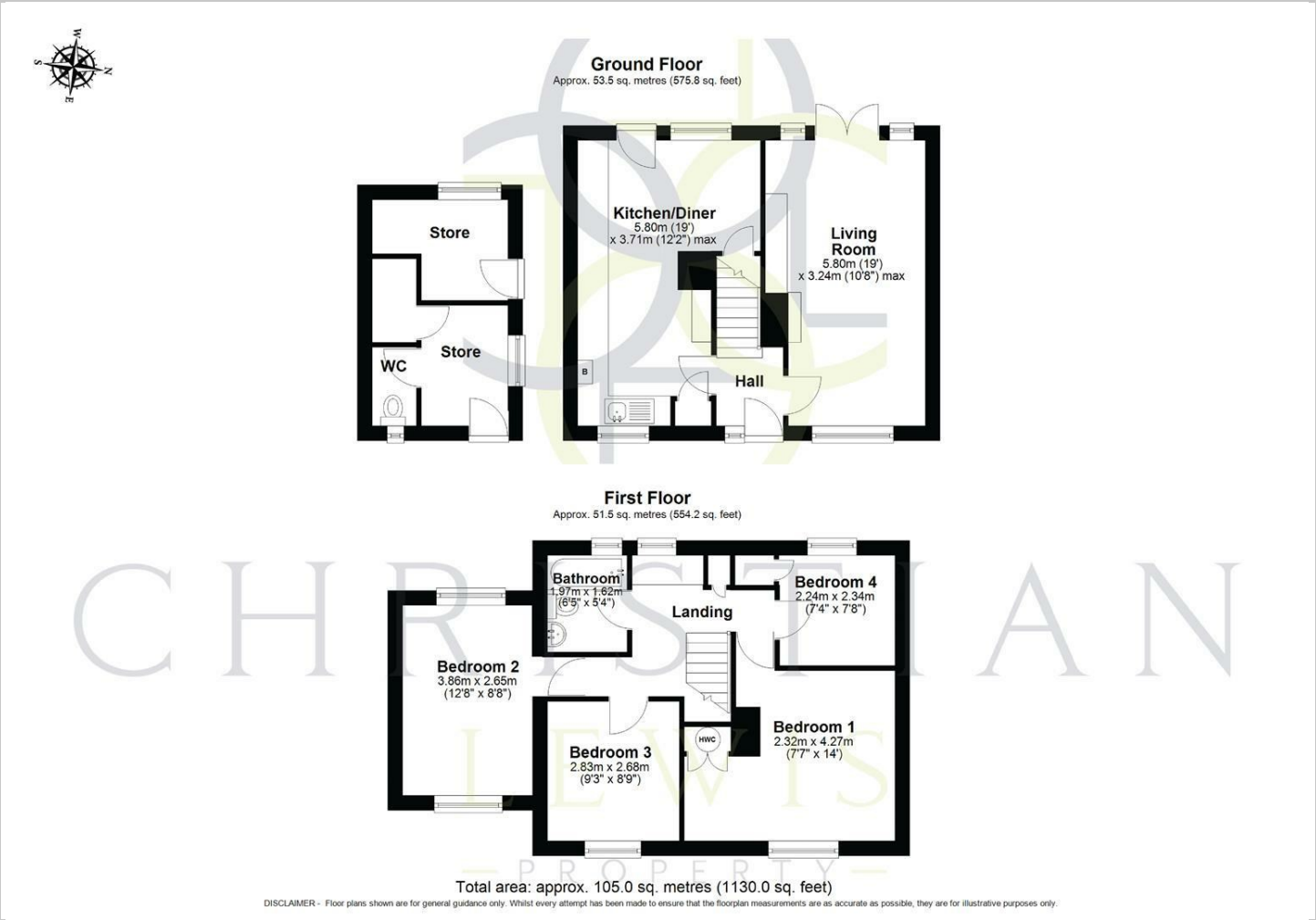
Anti Money Laundering & Financial Regulations
In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £30 (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.

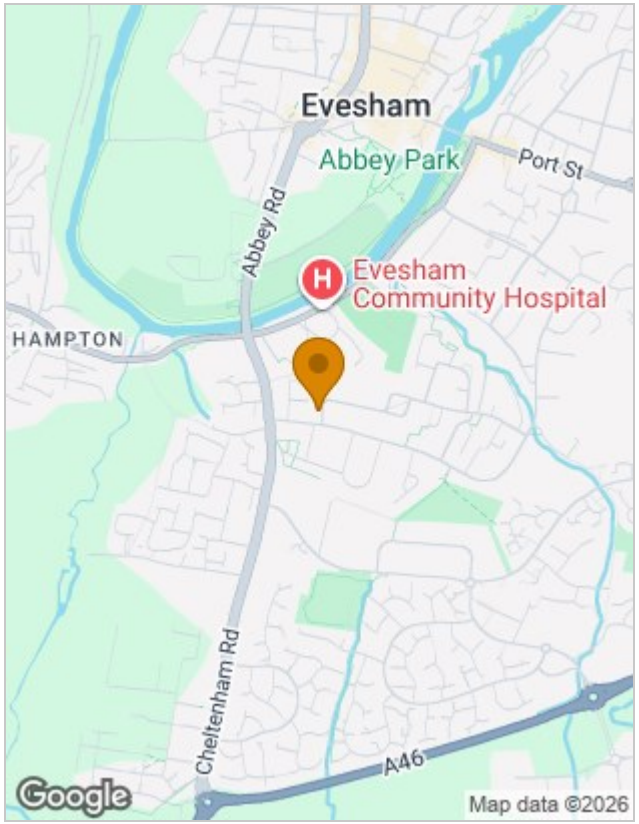
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

CHRISTIA
LEWIS

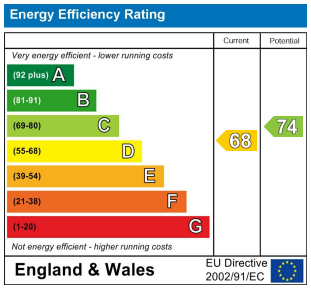
Floor Plans



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.

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