



5 Butterfly Crescent, Evesham, WR11 1BP

Guide price £240,000





# 5 Butterfly Crescent

Evesham, WR11 1BP

- Two bedroom semi-detached home
- Generous lounge with bay window
- Garage and driveway parking
- Extended ground floor accommodation
- Beautifully landscaped rear garden
- Popular residential area

A well-presented two bedroom semi-detached home, offering extended ground floor accommodation, a garage and driveway parking, together with a beautifully landscaped rear garden.

The property is approached via a generous block-paved driveway, providing off-road parking and access to the garage. A side entrance opens into the hallway, with access into the main living accommodation.

To the front of the property is a good-sized lounge, with a large bay window allowing plenty of natural light into the room and a feature fireplace providing an attractive focal point.

To the rear, the property has been extended to create a particularly versatile kitchen and dining space. The kitchen is fitted with a comprehensive range of wall and base units, work surfaces, integrated cooking appliances and space for further appliances, opening through into the dining room. This provides plenty of space for a family dining table and enjoys a pleasant outlook over the rear garden, with sliding doors providing direct access outside.

Upstairs, there are two bedrooms, with the principal bedroom being a generous double and the second providing a useful additional bedroom, home office or nursery depending on requirements. The accommodation is completed by the family bathroom, comprising a bath with shower over, wash hand basin and WC.

One of the real highlights of the property is the rear garden, which has been thoughtfully landscaped to create an attractive outside space. A combination of gravelled areas and composite decking provides several places for outdoor seating, surrounded by an impressive selection of established planting and Japanese maples which create a particularly private and attractive setting.

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## 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

## 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.

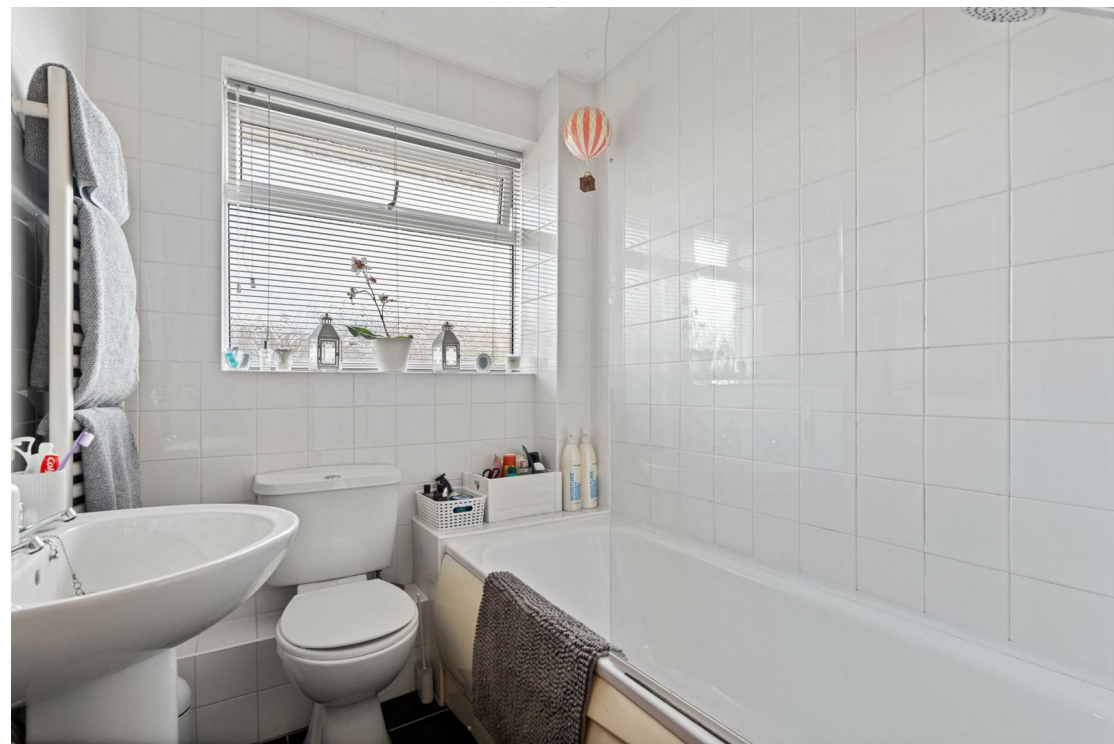
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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

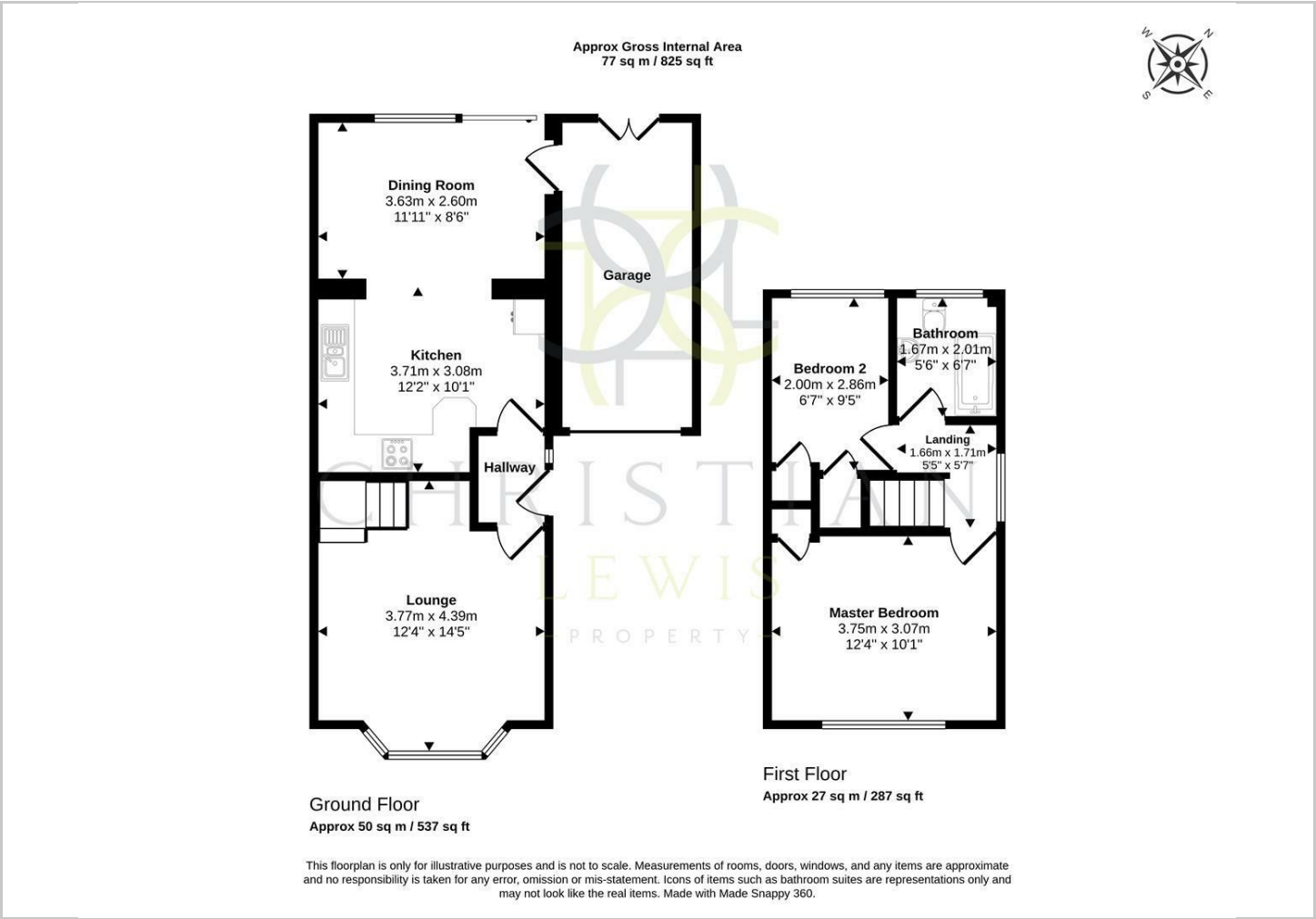
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Floor Plans



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.

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Location Map



Energy Performance Graph

