



20 The Lankets, Evesham, Badsey WR11 7EH

Offers over £250,000





20 The Lankets

Badsey

Evesham, WR11 7EH

- Three double bedrooms
- Parking
- Chain free and ready to go
- Two bathrooms
- Village setting
- Scope to make your own

THREE DOUBLE BEDROOMS - CHAIN FREE

Positioned within a short walk of the heart of the ever-popular village of Badsey, 20 The Lankets offers an excellent opportunity to acquire a well-proportioned three-bedroom semi-detached home with exciting potential to update and personalise.

The welcoming sitting room is a particularly generous space, offering flexibility for both comfortable everyday living and formal dining. A striking Inglenook-style fireplace provides an attractive focal point, while patio doors open directly onto the rear garden, allowing natural light to flood the room and creating a seamless connection between the indoor and outdoor spaces; ideal for both entertaining and family life.

The kitchen is thoughtfully arranged with a range of fitted base and wall units, an integrated oven, hob and extractor, together with ample space for additional appliances. Functional as it stands, it also offers excellent scope for modernisation to suit contemporary lifestyles.

On the first floor are three well-proportioned bedrooms, including a principal bedroom benefitting from the added luxury of an en-suite shower room, a feature rarely found in comparable properties at this price point. The remaining bedrooms are served by a family bathroom comprising a panelled bath with shower over, wash hand basin and W.C.

Outside, the enclosed rear garden has been designed with ease of maintenance in mind and features a lawn alongside a paved patio, providing an ideal setting for al fresco dining, children's play or further landscaping landscaping should the next owner wish. The property also benefits from private parking for one vehicle, held on the remainder of a 999-year lease, while the house itself is offered on a freehold basis.



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Additional Information

Tenure: We understand that the property for sale is Freehold / parking space is leasehold - 999 years - no ground rent

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band C
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 £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.

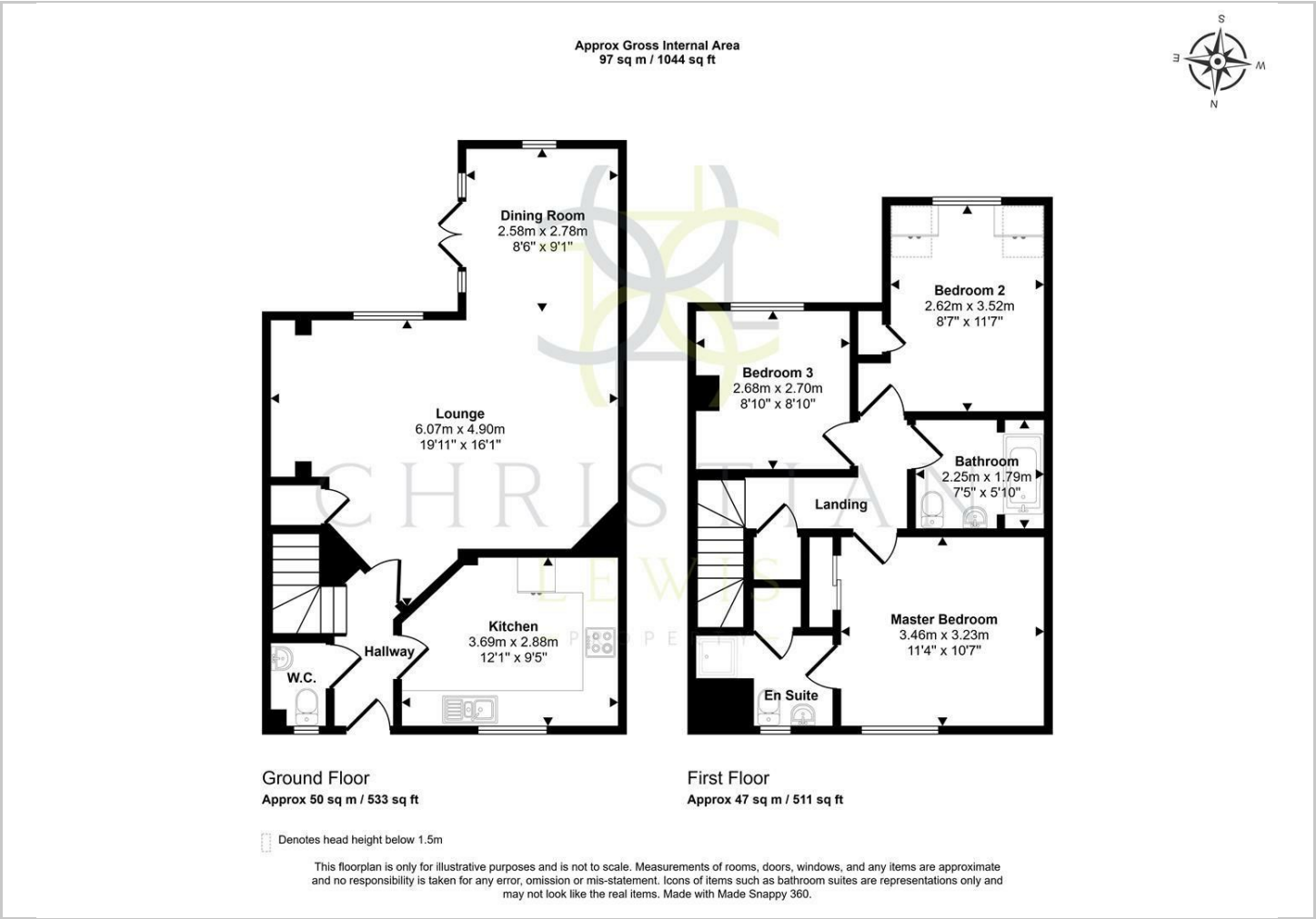
Disclaimer

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.





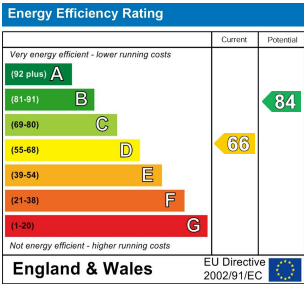
Floor Plans



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.