



29 Banks Road, Evesham, WR11 7TB

Offers over £380,000





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Evesham, WR11 7TB

- Modern four bedroom detached family home
- Peaceful development
- Single garage plus parking
- Rural living

Situated within the highly desirable village of Badsey, this beautifully presented four-bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living. Combining contemporary comfort with a sought-after village setting, the property enjoys easy access to excellent local amenities and transport links while retaining the charm and community spirit for which Badsey is renowned.

Badsey is a thriving and picturesque village with a strong sense of community and an excellent range of amenities. These include a highly regarded first school, a village post office and stores, traditional butcher, parish church, active sports and social clubs, and two welcoming public houses with restaurants. The nearby market town of Evesham provides a wider selection of shopping, leisure and educational facilities. The Vale of Evesham also benefits from excellent transport connections, with convenient access to the M5, M40 and M42 motorway networks, while Evesham railway station offers direct services to London Paddington. The historic centres of Worcester, Cheltenham and Stratford-upon-Avon are all within approximately 20 miles, making this an ideal location for both commuters and families alike.

The well-appointed accommodation is arranged over two floors and briefly comprises a welcoming entrance hall, a generous sitting room providing an ideal space for relaxation and entertaining, and a stylish kitchen/dining room fitted with a range of integrated appliances and offering ample space for family dining. A convenient cloakroom completes the ground floor accommodation.

To the first floor, the principal bedroom benefits from its own en-suite shower room, while three further well-proportioned bedrooms provide flexible accommodation for family members, guests or those working from home. These rooms are served by a modern family bathroom.

Externally, the property enjoys a pleasant and enclosed rear garden, driveway and single garage.



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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 E
EPC Rating C

Estate charge of approximately £271.53 per annum.

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.

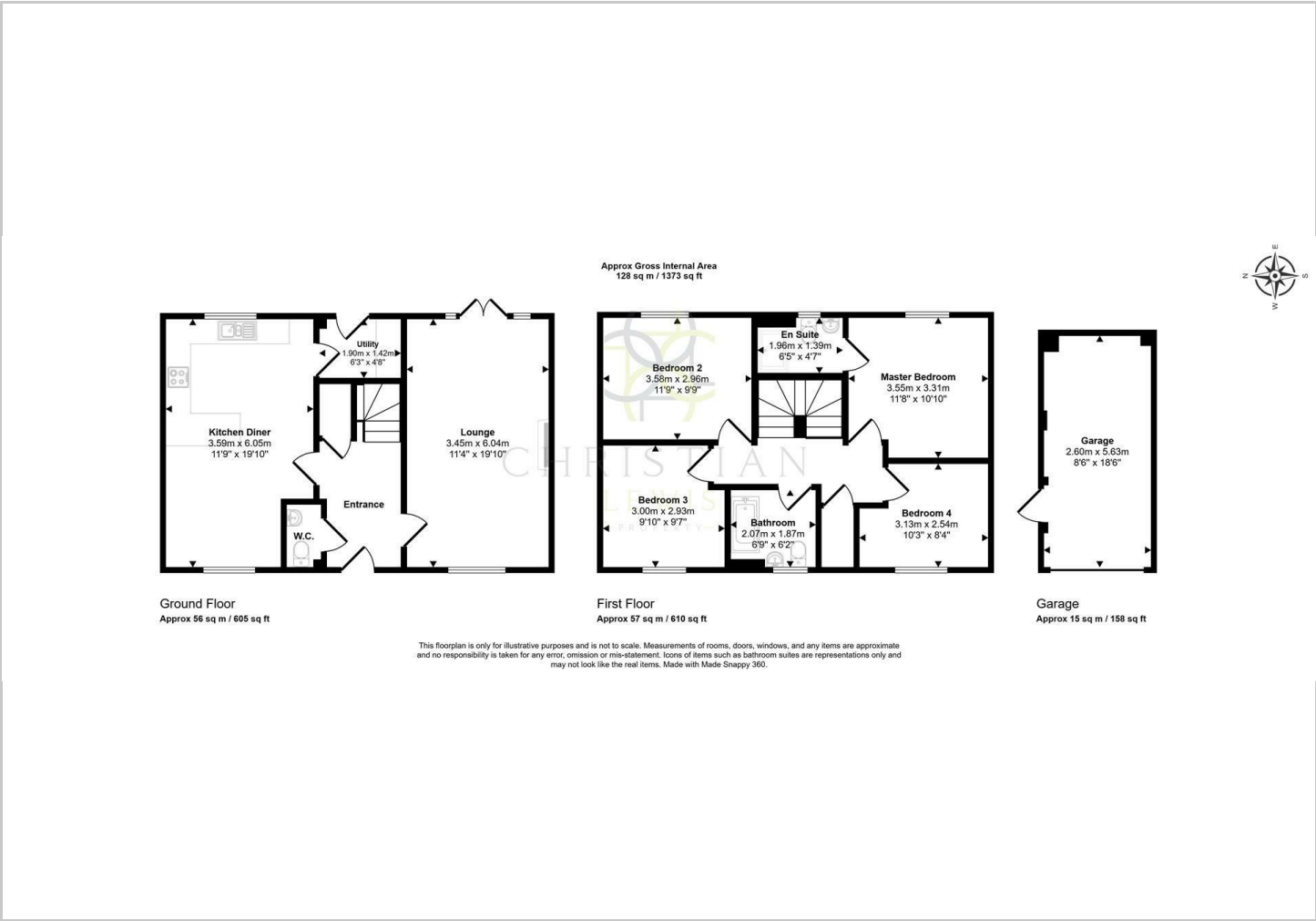
Disclaimer

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

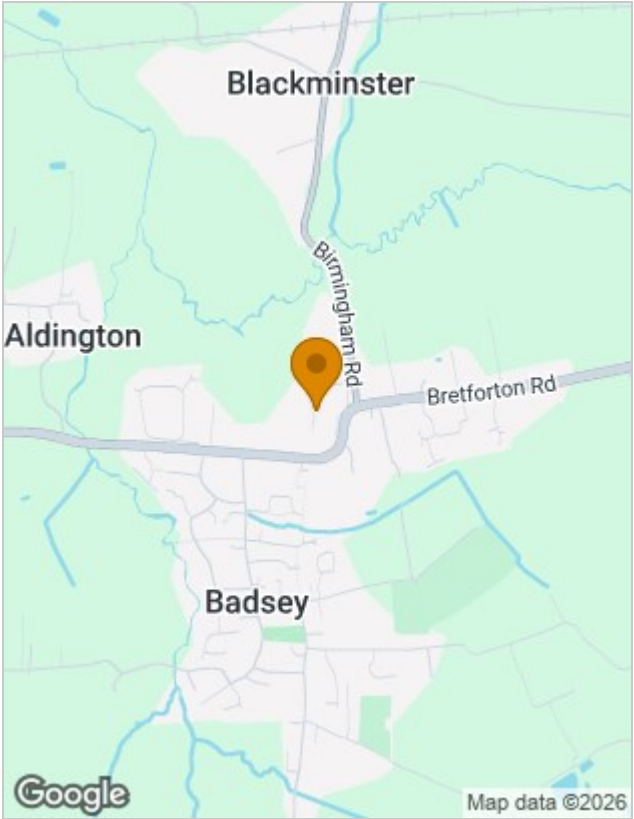


Viewing

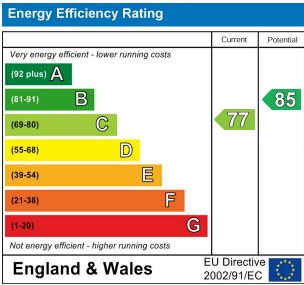
Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph



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.