

1 Cedar Court High Street, Evesham, Badsey WR11 7EE

Offers over £125,000

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CHRISTIAN LEWIS PROPERTY



1 Cedar Court High Street

Badsey
Evesham, WR11 7EE

Offers over £125,000



- Ground floor maisonette in the centre of the ever popular Vale of Evesham village of Badsey
- Living room with a central fire surround and a large window, overlooking the front gardens
- Two bedrooms and a bathroom with a white suite, comprising bath with shower over, basin and W.C.
- Private wrap around gardens, incorporating lawns and planted borders
- Fitted kitchen with a range of cupboard units and ample space for free-standing appliances
- No onward chain

NO ONWARD CHAIN PLUS GENEROUS PRIVATE WRAP-AROUND GARDENS

Occupying a convenient central position within the ever-popular village of Badsey, 1 Cedar Court offers an exciting opportunity for first-time buyers, investors or those looking for a property with excellent potential to modernise and add value.

Now vacant and offered with no onward chain, this two-bedroom ground floor maisonette is ready for its next chapter.

One of the property's most appealing features is its generous private wrap-around gardens, providing a wonderful sense of space and privacy rarely associated with properties of this type. Predominantly laid to lawn, with established planted borders, the gardens offer attractive outdoor space and considerable scope for further landscaping or the creation of an ideal entertaining area.

Internally, the accommodation is well-proportioned and offers an excellent blank canvas for a purchaser to update and personalise. The living room is a bright and welcoming space, enjoying a large picture window overlooking the front gardens, alongside a central fireplace and surround.

The kitchen is fitted with a range of cupboard units, together with space for freestanding appliances, and presents an ideal opportunity for modernisation to suit individual tastes. The accommodation is completed by two bedrooms and a bathroom fitted with a white suite comprising a bath with shower over, wash basin and WC.

Combining a sought-after village location, generous private gardens, vacant possession and genuine scope to improve, 1 Cedar Court represents an excellent opportunity for a range of buyers.





Additional Information

Tenure: We understand that the property for sale is Leasehold - 139 years remaining - Peppercorn ground rent - No service charge
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band B
EPC Rating C

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.



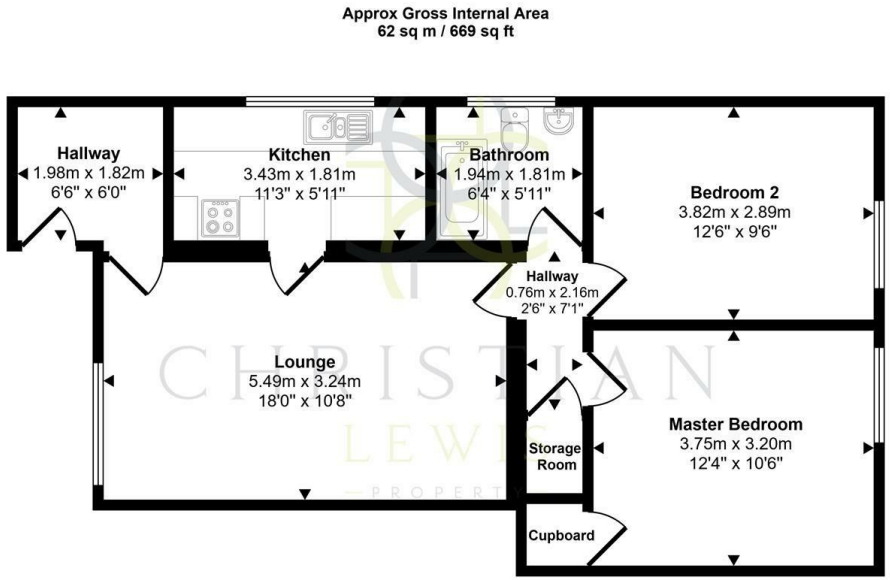








Floor Plans



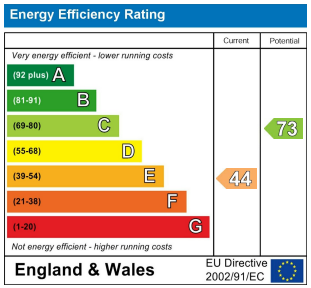
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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