



Orchard Close
Church Lench
Evesham
Worcestershire
WR11 4DG

Offers in Excess of £500,000

bettermove

Orchard Close

Evesham

Bettermove are proud to present this 3 bedroom semi-detached house in the sought after village of Church Lench.

The property benefits from double glazing, gas central heating with underfloor heating on the ground floor and has off street parking available via the driveway. The council tax band is D. The property was built in 2017 and has the benefit of the remaining 5 years of a NHBC 10-year warranty.

The interior of this beautifully presented property comprises a spacious and open plan kitchen with dining area, the living room, the utility room and a shower room on the ground floor. The first floor consists of 3 bedrooms, including the master bedroom with ensuite bathroom and the family bathroom. The exterior boasts a private south facing rear garden, perfect for enjoying the summer months.

Located in the popular village of Church Lench, excellent transport connections can be found from the A46, the A44 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

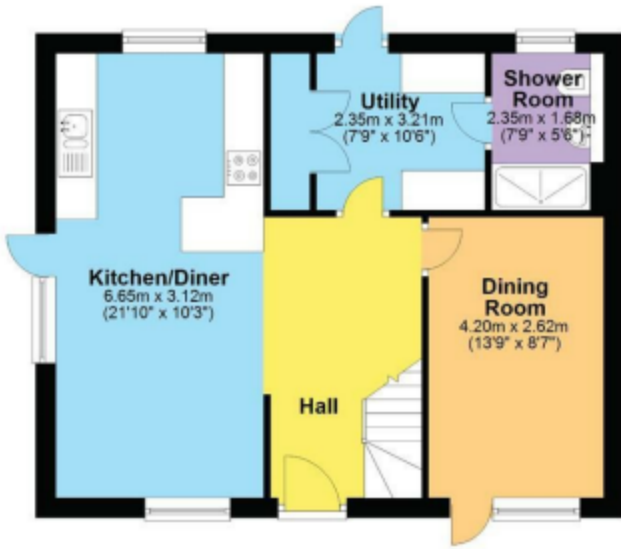
The exclusivity fee is returned to you upon successful completion of the property.





Ground Floor

Approx. 54.6 sq. metres (587.3 sq. feet)



First Floor

Approx. 49.3 sq. metres (530.9 sq. feet)



Total area: approx. 103.9 sq. metres (1118.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	90	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk