



**Because property is personal with...**

**George Street, Evesham**

**BELVOIR!**

**£180,000**



## Key Features

- Semi-detached home
- 3 bedrooms
- Shower over bath
- Off-road parking
- Close to town centre
- Ideal for investment or first-time buyer
- EPC rating D
- Freehold





**\*\*ATTENTION INVESTORS & FIRST-TIME BUYERS\*\***

**\*\*CHAIN FREE PROPERTY\*\***

Presenting a spacious 3-bedroom semi-detached property, ideal for families, investors, and first-time buyers. The property is in need of modernisation, giving you the perfect opportunity to create your perfect home or as an investment property.

The property boasts three well-proportioned bedrooms. The master bedroom offers plenty of space, while the second bedroom is a sizeable double room. A single bedroom completes the sleeping quarters, making it ideal for a small family or for hosting guests.

The heart of the home is the kitchen, which comes with an area for dining. Whether it's for family meals, morning coffee, or social dinners, this space serves as a wonderful spot for all your culinary needs and socialising.

The property also features a lounge, complete with a fireplace. This room offers a versatile space that can serve as a family room, a place to entertain guests, or a quiet retreat after a long day.

The home is situated in a location with nearby schools and local amenities, close to the town centre and train station, making it convenient for families and providing a strong rental yield for investors.

Though the property requires some updating, it stands as a great opportunity to renovate and personalise to your taste or to potentially increase its value.



Additionally, the property has gas central heating and falls within council tax band B and has an EPC rating of D.

The accommodation comprises:

Lounge

A good-sized lounge with feature fireplace and window to front.

Kitchen/Diner

With a range of wall and base units, integrated oven and hob, stainless steel sink and window to rear. Door to rear garden.

Bathroom

The ground floor bathroom has a white suite comprising bath with shower over, WC and basin. Window to side.

From the hallway, stairs rise to the first-floor landing where doors lead to the 3 bedrooms.

Bedroom 1 - A large double bedroom with window to front.

Bedroom 2 - A good-sized double bedroom with window to rear.

Bedroom 3 - A small double or generous single room with window to rear.

Outside

The rear garden is a generous size, mostly laid to lawn with a patio area. Gated access to rear.

#### Parking:

There is driveway parking for 2 cars to the front of the property.

#### Building Safety:

The vendor has made us aware that, to the best of their knowledge, there is no asbestos present at the property.

The vendor has made us aware that, to the best of their knowledge, there is no unsafe cladding present at the property. The vendor has made us aware that, to the best of their knowledge, the property is not at risk of collapse.

#### Accessibility/Adaptations:

The vendor has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

#### Restrictive Covenants:

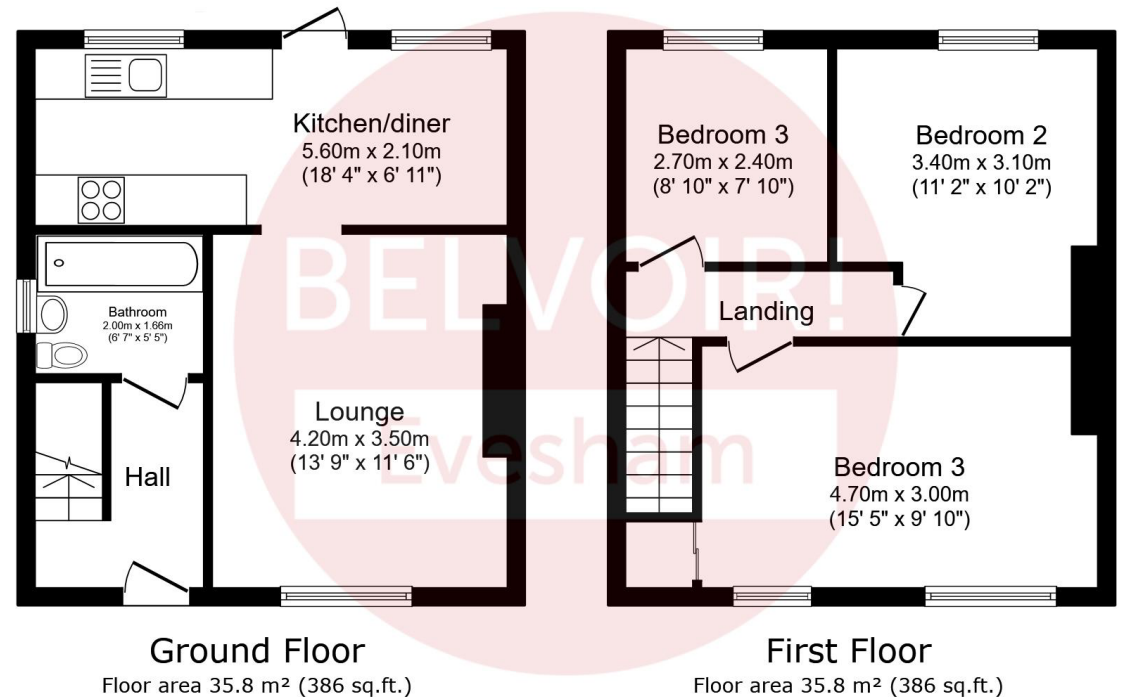
The vendor has made us aware that, to the best of their knowledge, that this property does not contain any restrictive covenants - Buyers should make their own investigations and refer to the land registry title highlighted in the property overview for more information.

#### Utilities/Drainage:

The vendor has made us aware that the property has the following connections: Gas, Electricity, mains Water and mains Drainage.

#### Listed Building Status:

The vendor has made us aware that the property is not listed.



TOTAL: 71.7 m<sup>2</sup> (771 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



#### Information

**SERVICES** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However, this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**Consumer Protection Regulations (CPR) 2008** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Only the items specifically mentioned in the particulars are included in the sale price. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

#### Anti-Money Laundering 0.00m x 0.00m (0'0" x 0'0")

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office.

#### Disclaimer 0.00m x 0.00m (0'0" x 0'0")

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.