



32 Lingfield Road, Evesham, WR11 2XG

Guide price £325,000

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CHRISTIAN  
LEWIS  
—PROPERTY—





CHRISTINA  
LEWIS

# 32 Lingfield Road

Evesham, WR11 2XG

- A detached bungalow in a highly regarded location
- Driveway and single garage
- Well kept
- Move in ready
- Sunny aspect rear garden
- Three bedrooms, two bathrooms
- Open plan kitchen, dining and living
- Chain free
- Must be viewed
- Single storey living

A beautifully maintained, spacious bungalow in a highly desirable location.

This chain-free, detached bungalow on the sought-after Lingfield Road offers an excellent opportunity for single-storey living with no renovations needed. Having been well cared for over the years, it's an ideal choice for those looking to downsize or anyone needing a home with everything conveniently on one level.

The property comprises of; hall, open plan kitchen/dining/living, three spacious bedrooms, the master benefitting from an ensuite and family bathroom. Other benefits include south/west rear garden, driveway and single garage.



#### Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon

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

EPC Rating: C

#### 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.





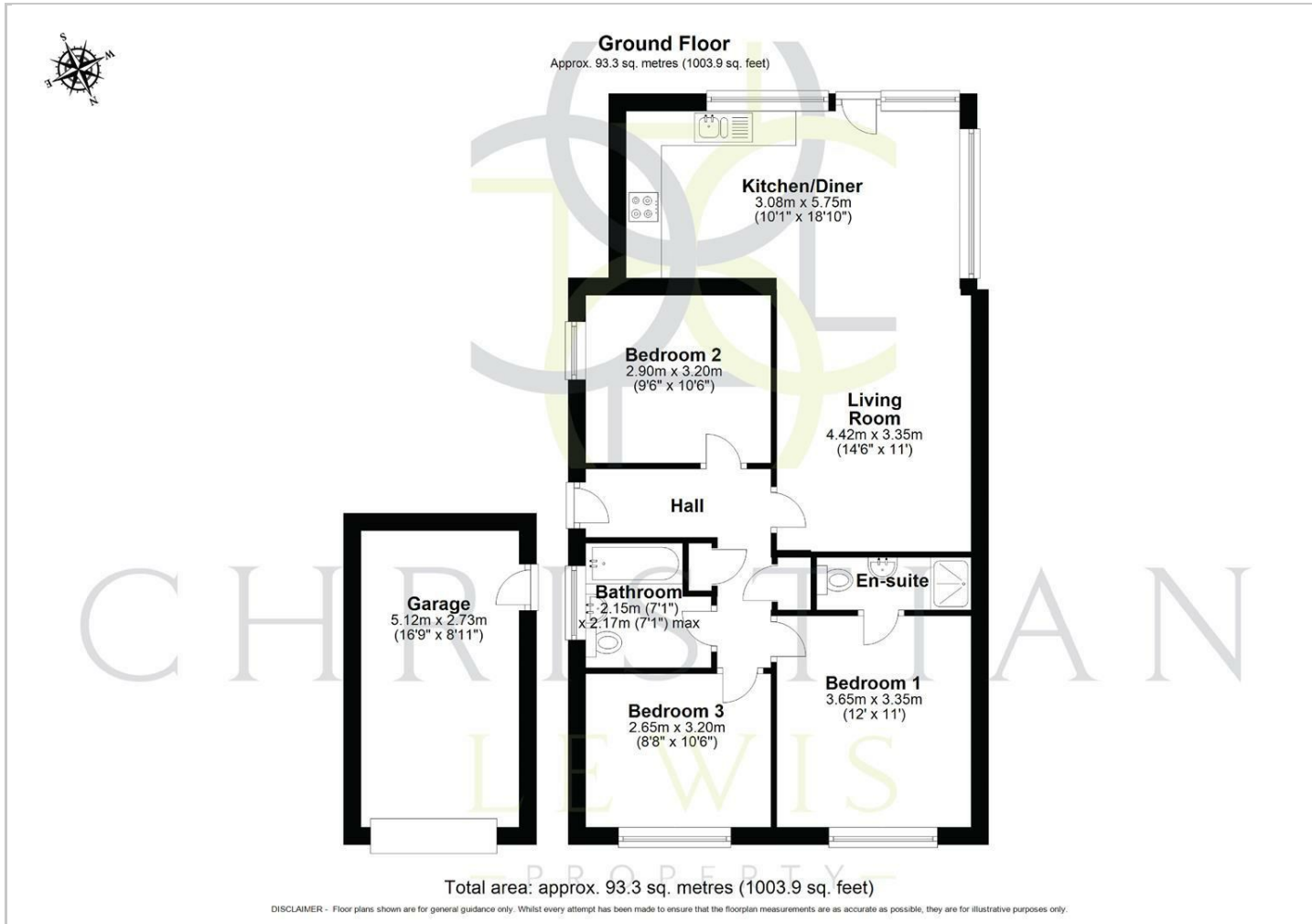




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## Floor Plans



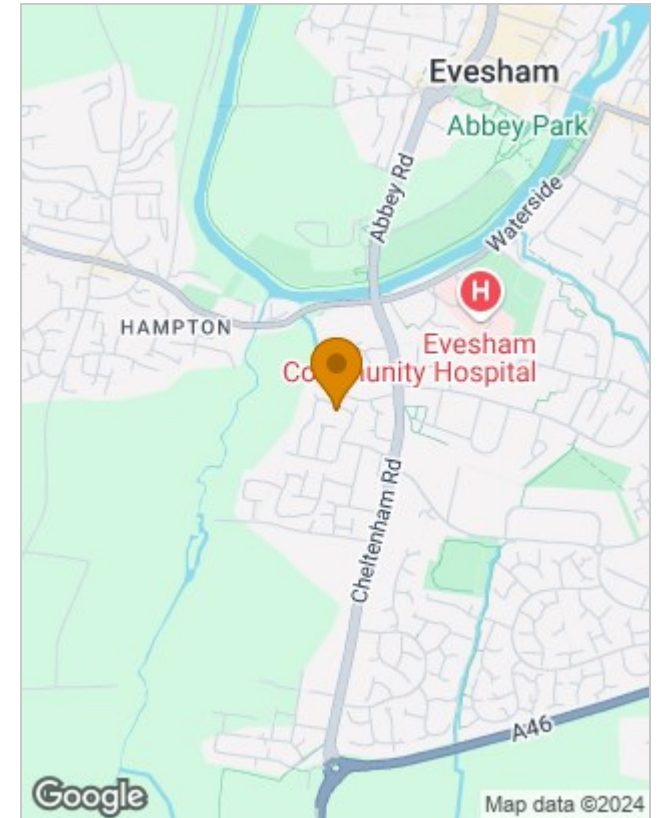
## Viewing

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

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.

86 High Street, Evesham, Worcs, WR11 4EU  
Tel: 01386 442929 Email: christian@christianlewisproperty.co.uk www.christianlewisproperty.co.uk

## Location Map



## Energy Performance Graph

