



47 Laxton Crescent, Evesham, WR11 3JS

Offers over £270,000



Kitchen Rules
If it smells, throw it away
If it's dirty, wash it
If you get it out, put it away
If it's ON, turn it OFF



Offers over £270,000

47 Laxton Crescent

Evesham, WR11 3JS

- A modern semi-detached family home
- Ample parking for multiple cars
- Sunny rear garden which is extremely private
- Must be viewed
- Stunning wooden garden room
- Situated on this popular development
- Ensuite to the master
- Quality fixtures and fittings
- Chain free
- Calling all first time buyers

Christian Lewis are delighted to present this modern semi-detached home, located within a recently developed area, offering easy access to Evesham town centre. Thoughtfully designed, this property is an excellent choice for first-time buyers or a promising buy-to-let investment, best appreciated through a viewing.

Situated in a peaceful cul-de-sac, the property enjoys an unexpectedly open aspect to the rear, adding to its appeal within this private development. The home benefits from ample parking spaces and generously proportioned living spaces.

Upon entering, you are welcomed by a convenient downstairs WC, followed by a spacious and versatile lounge/dining area, featuring fresh, neutral décor. The modern kitchen/breakfast room is well-appointed, maximizing space with a smart, clean finish. There is also a beautifully refitted wooden garden room which comes off the double doors of the living room ideal for alfresco dining.

Upstairs, the property boasts two generously sized double bedrooms and a well-proportioned single room, providing ample space for a growing family. A contemporary en-suite complements the main bedroom, while a comfortable family bathroom serves the remaining rooms. The rear garden is private with a sunny aspect, fully enclosed, and mainly laid to lawn, with a substantial shed. Additional benefits include bright, neutral décor throughout, partial carpeting, gas central heating and full double glazing.



Additional Information

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

Local Authority: Wychavon District Council

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

EPC Rating: C

Disclaimer

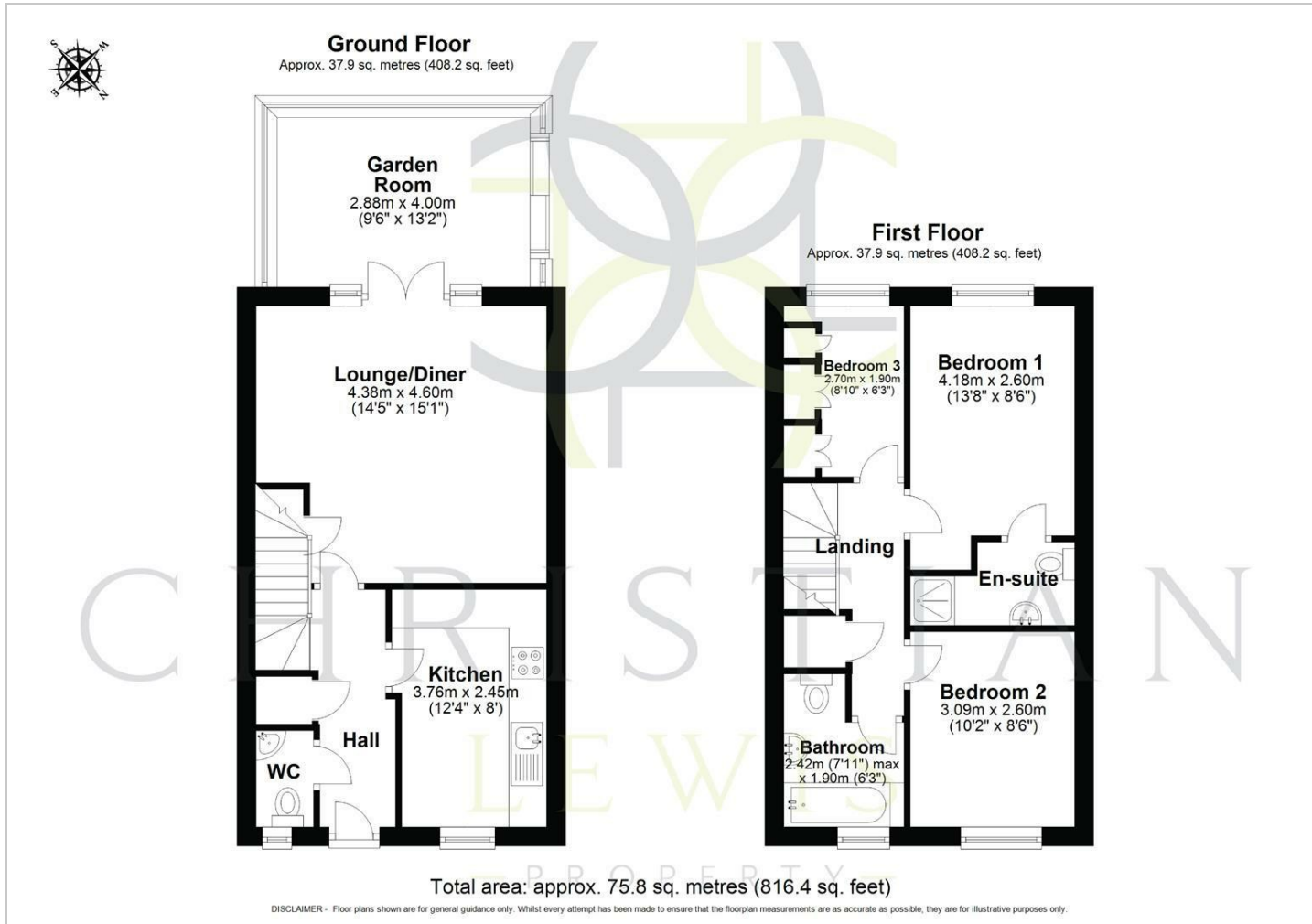
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained 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.



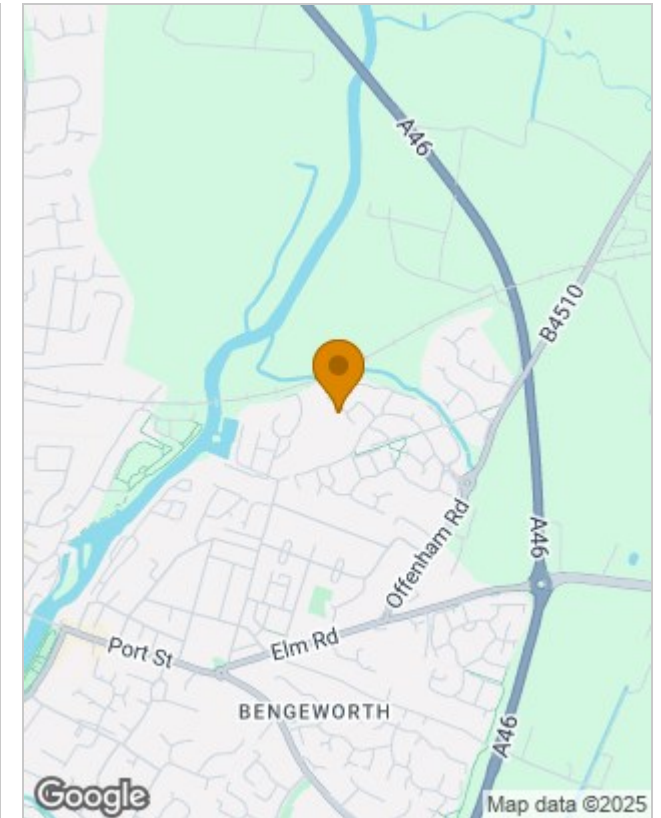




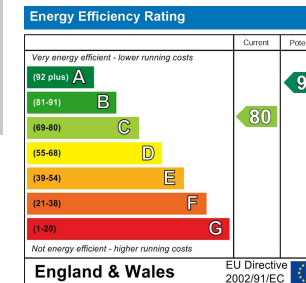
Floor Plans



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.