



7 Tulip Drive, Evesham, WR11 3GB

Guide price £250,000

3 2 1 C



7 Tulip Drive

Evesham, WR11 3GB

- Chain free
- Allocated parking
- Easy access to the A46
- Move in ready
- Private rear garden
- Three bedrooms two bathrooms

NO ONWARD CHAIN

A contemporary three-storey townhouse, ideally positioned on the outskirts of Evesham, offering well-proportioned accommodation arranged over three floors.

The property enjoys convenient access to Evesham town centre, together with excellent connectivity to the A46 and the surrounding areas. Internally, the property offers a welcoming reception hallway, with stairs rising to the first-floor landing and doors providing access to both the kitchen/diner and living room.

The well-appointed kitchen/diner features a range of wall and base units, complemented by a sink and drainer, integrated oven and hob, extractor hood, and designated space for further freestanding appliances.

The lounge offers a pleasant reception space, overlooking the rear garden and benefiting from double doors opening directly onto the patio.

To the first floor, the landing provides access to two bedrooms and the family bathroom. The bathroom is fitted with a traditional white suite comprising a panelled bath, WC and pedestal wash basin. A further staircase rises from the landing to the property's top floor.

The entire second floor is dedicated to the main bedroom. The bedroom benefits from skylight windows, a useful dressing area and a contemporary en-suite shower room, with a shower cubicle, WC and wash basin.

Externally, the property has allocated parking to the rear, together with a fully enclosed and fenced rear garden.

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Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon

Council Tax Band: We understand that the Council Tax Band is 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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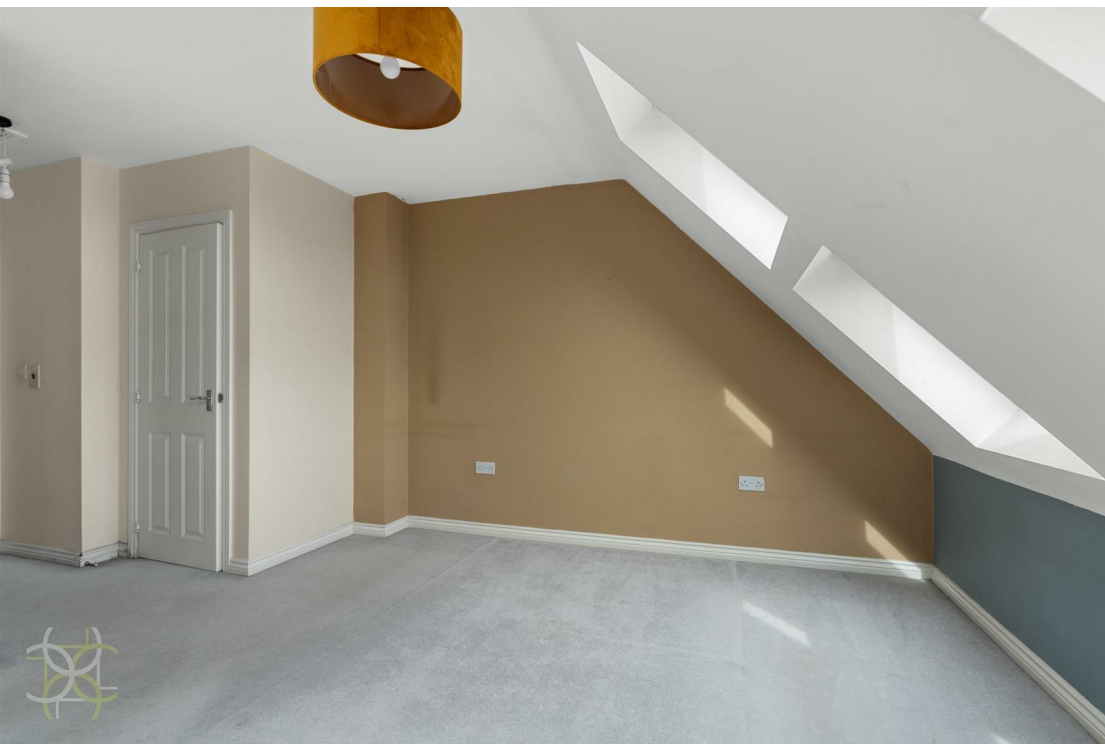
Anti money laundering & financial regulations

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.

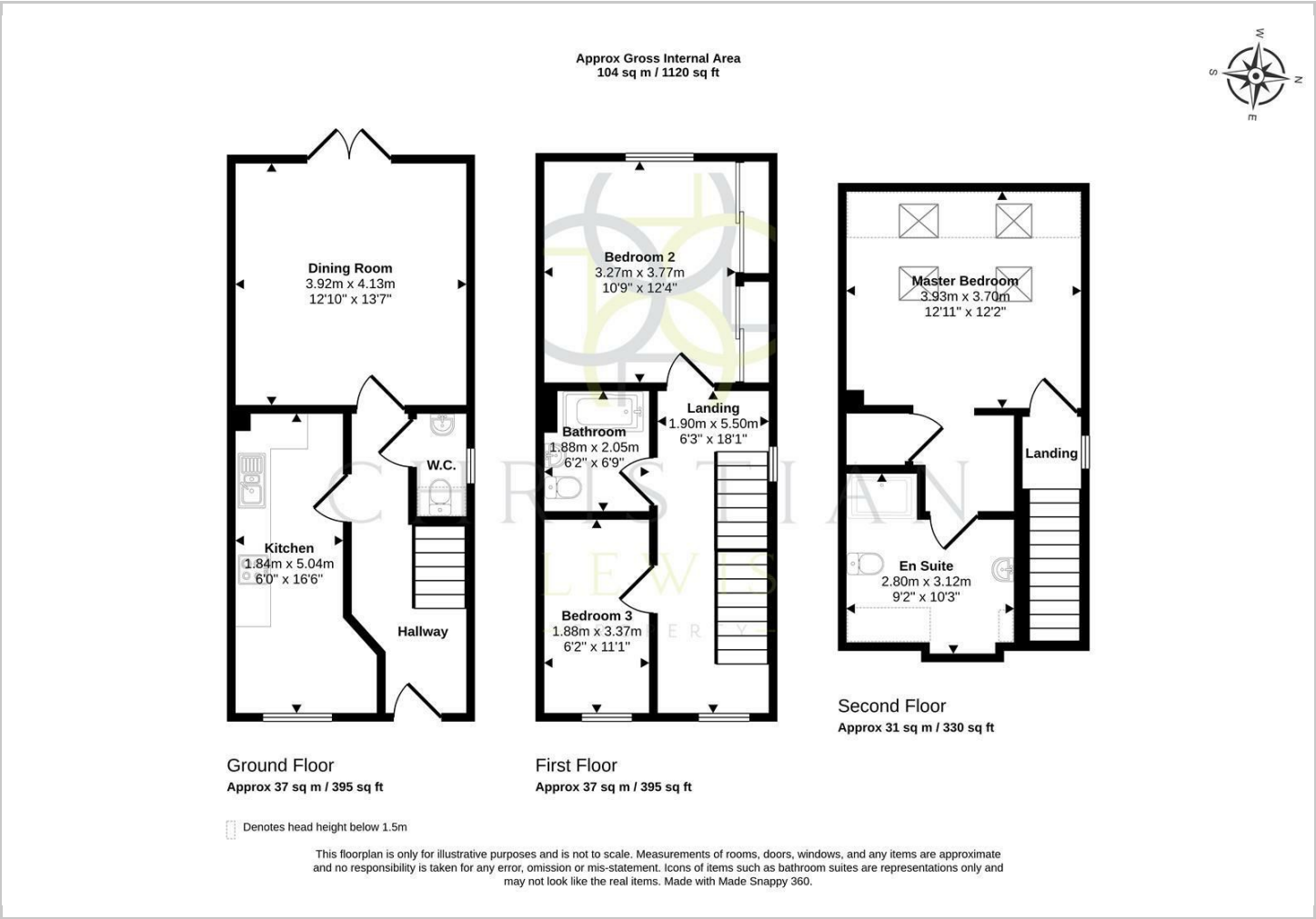
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.



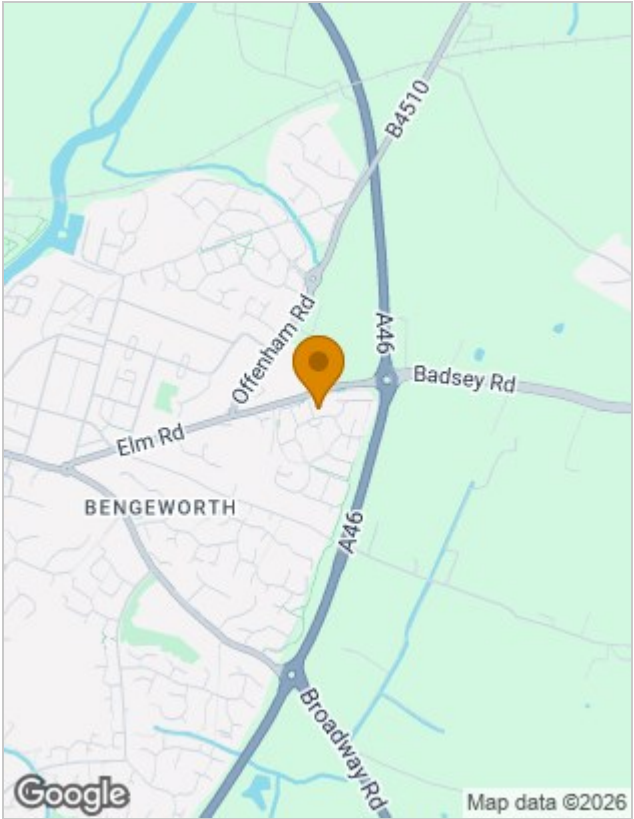




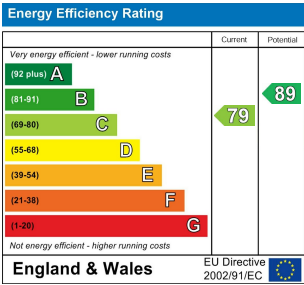
Floor Plans



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.