12 Montfort Street, Evesham, WR11 3BY

Guide price £230,000

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CHRISTIAN LEWIS PROPERTY

12 Montfort Street

Evesham, WR11 3BY

- Spacious mid-terrace home
- Three well-proportioned bedrooms
- Kitchen with ample storage and worktop space
- Ground floor bathroom with separate bath and shower
- Useful outbuilding/garage
- Located in a popular residential area
- Bright bay-fronted lounge
- Conservatory providing additional reception space
- Private rear garden, mainly laid to lawn
- Convenient location within easy reach of the town centre

Situated on the ever-popular Montfort Street, this charming and deceptively spacious three-bedroom mid-terrace home offers a wonderful blend of character features and practical living space, ideal for first-time buyers, growing families, or investors alike.

The property opens into a welcoming entrance hallway, leading through to a bright and well-presented lounge featuring a bay window and fireplace, creating a cosy living space. To the rear, a dining room provides the perfect setting for entertaining, with a natural flow through to the kitchen, offering ample worktop and storage space.

The conservatory adds a versatile additional reception area, enjoying views over the garden and providing an ideal space for relaxing or informal dining, with access out to the rear.

Completing the ground floor is a generously sized bathroom, fitted with both a bath and separate shower, along with a separate W.C for added convenience.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom is particularly spacious and benefits from built-in storage, while the remaining bedrooms offer flexibility for family living, guests, or a home office. A further W.C is also located on the first floor.

Externally, the property boasts a private rear garden, mainly laid to lawn with a patio area, perfect for outdoor seating and entertaining. To the rear, there is a useful outbuilding/garage providing additional storage or potential for a variety of uses.

Montfort Street is conveniently located within easy reach of Evesham town centre, offering a range of shops, amenities, and transport links, as well as local schools.

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Additional Information

Tenure: We understand that the property for sale is Freehold
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band B
EPC Rating D

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.

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.

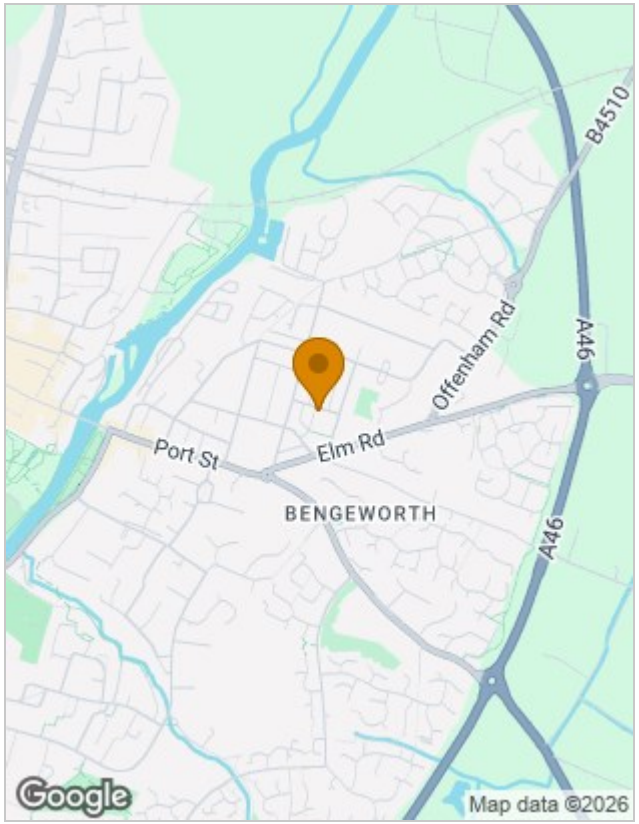
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.

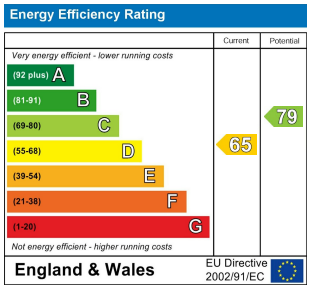
LOVE

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.

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