43 Briar Close, Evesham, WR11 4JJ

Offers over £270,000

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CHRISTIAN LEWIS PROPERTY

43 Briar Close

Evesham, WR11 4JJ

- Refurbished throughout
- Three bedrooms
- Close to the train station, local schools and Waitrose
- Offered to the market chain free and ready for a quick completion
- Private garden
- Parking to the front

RENOVATED THROUGHOUT TO A HIGH STANDARD - A REAL SHOW STOPPER

If you are seeking a property where no expense has been spared, this exceptional home is offered to the market chain free and in true turn-key condition.

The current owners have undertaken a full refurbishment throughout, including a new boiler and radiators, full rewire, and the installation of new windows and doors. The property also benefits from a brand-new kitchen and a stylishly finished bathroom, delivering a modern and cohesive finish throughout.

In brief, the accommodation comprises a welcoming lounge, a beautifully fitted kitchen/diner, separate utility room, and a convenient ground floor W/C. To the first floor are three well-proportioned bedrooms along with a contemporary family bathroom.

Further advantages include off-road parking and a private rear garden, providing excellent outdoor space.

A superb opportunity to acquire a fully modernised home ready for immediate occupation.

Offers over £270,000

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 B
EPC Rating: Awaiting a new report

Disclaimer

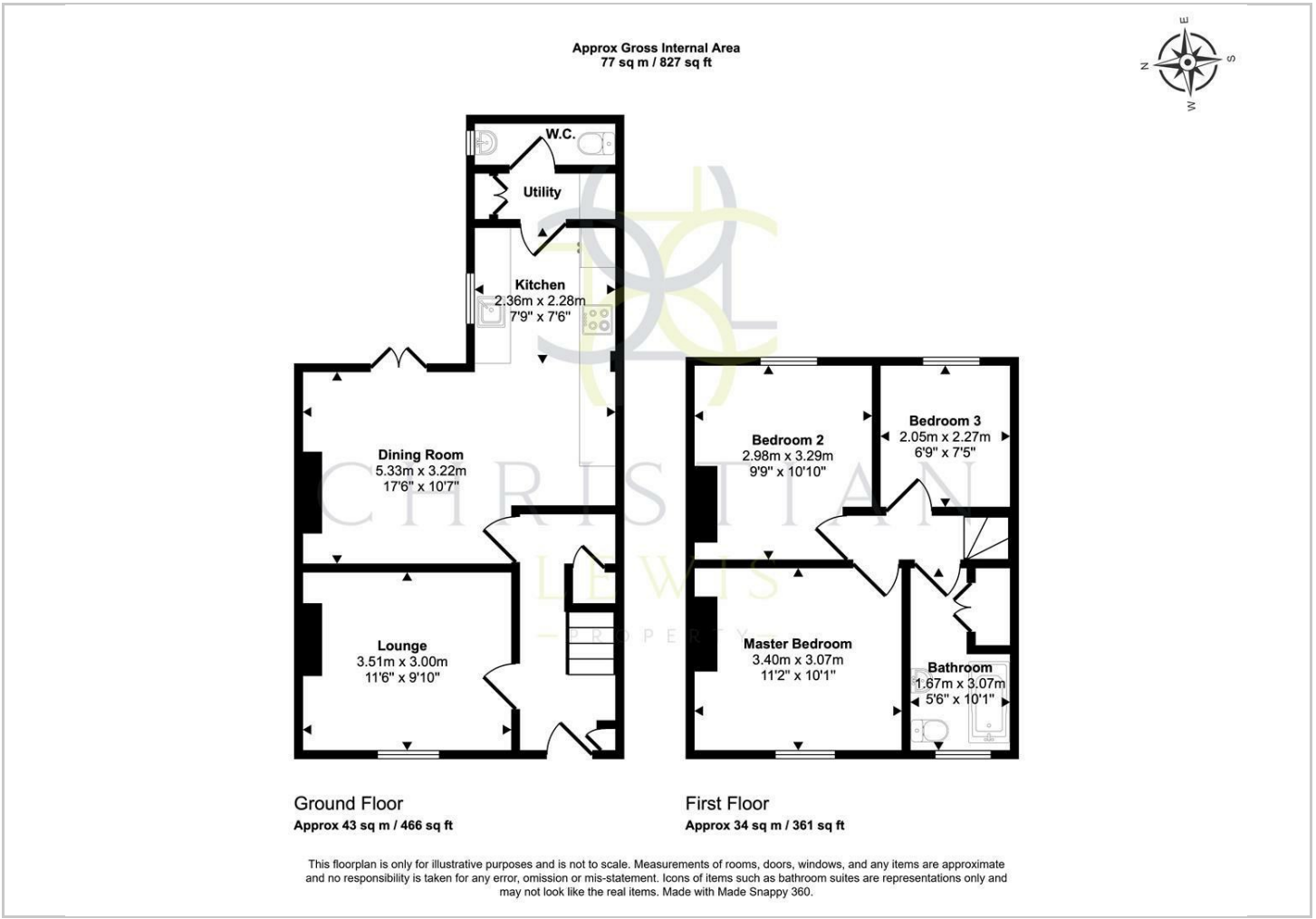
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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

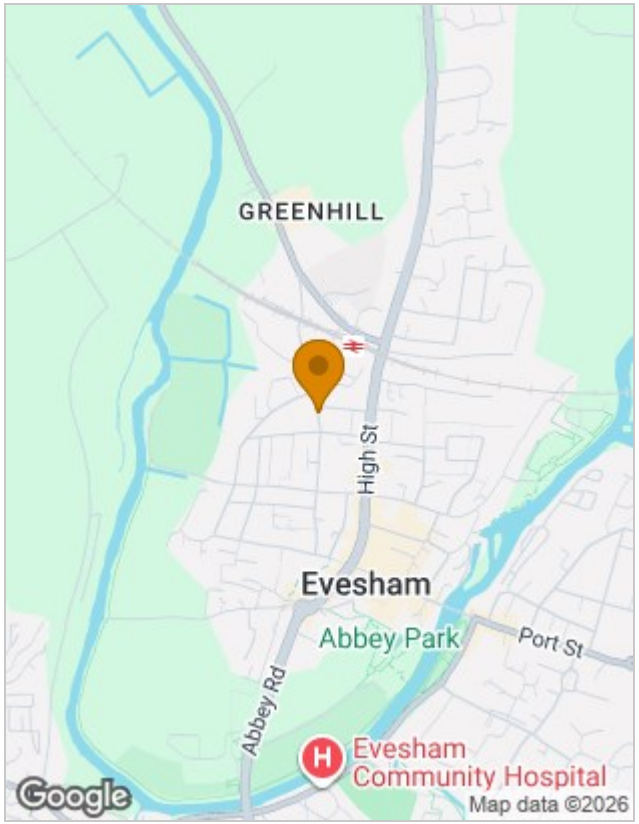
A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.

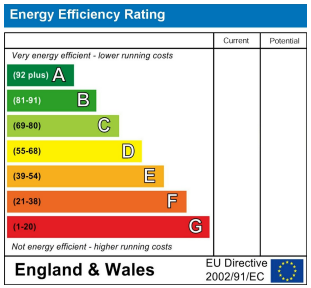
Floor Plans



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.

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