9 Simon De Montfort Drive, Evesham, WR11 4NR

Asking price £600,000

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CHRISTIAN LEWIS PROPERTY

9 Simon De Montfort Drive

Evesham, WR11 4NR

- A detached dormer style home located in the highly desirable road of Simon De Montfort Drive
- Ample parking plus single garage
- Offered to the market in show home condition
- Flexible living offering downstairs bedrooms
- Well stocked side and rear garden
- Refurbished throughout

A RENOVATED DORMER STYLE DETACHED HOME OFFERING FLEXIBLE LIVING SITUATED ON A CORNER PLOT

Situated on the highly sought-after Simon De Montfort Drive, this beautifully presented home offers a rare opportunity to acquire a property that is truly ready to move straight into. Having been thoughtfully refurbished and significantly improved by the current owners, the accommodation is finished to a high standard throughout, creating a stylish and welcoming home that must be viewed in person to be fully appreciated.

Designed with versatility in mind, the property provides flexible living accommodation that can easily cater to a variety of purchasers, from growing families to professional couples, while also offering the potential for convenient single-storey living, making it an excellent choice for those looking to downsize without compromising on space or comfort.

The accommodation briefly comprises an entrance porch leading into a welcoming hallway, which in turn gives access to an impressive open-plan kitchen, dining and living space, forming the heart of the home and providing an ideal setting for both everyday living and entertaining. There is also a separate dining room which offers excellent flexibility and could equally be utilised as an additional ground-floor bedroom, home office or reception room depending on individual requirements. The ground floor further benefits from a generous principal bedroom with en-suite facilities, together with a practical utility room.

To the first floor are two well-proportioned double bedrooms, both offering ample space for furnishings, alongside a contemporary family bathroom serving the upper-floor accommodation.

Externally, the property continues to impress. To the front is a substantial driveway providing ample off-road parking for multiple vehicles, in addition to a single garage. The beautifully landscaped gardens extend to the side and rear.

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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 F
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.

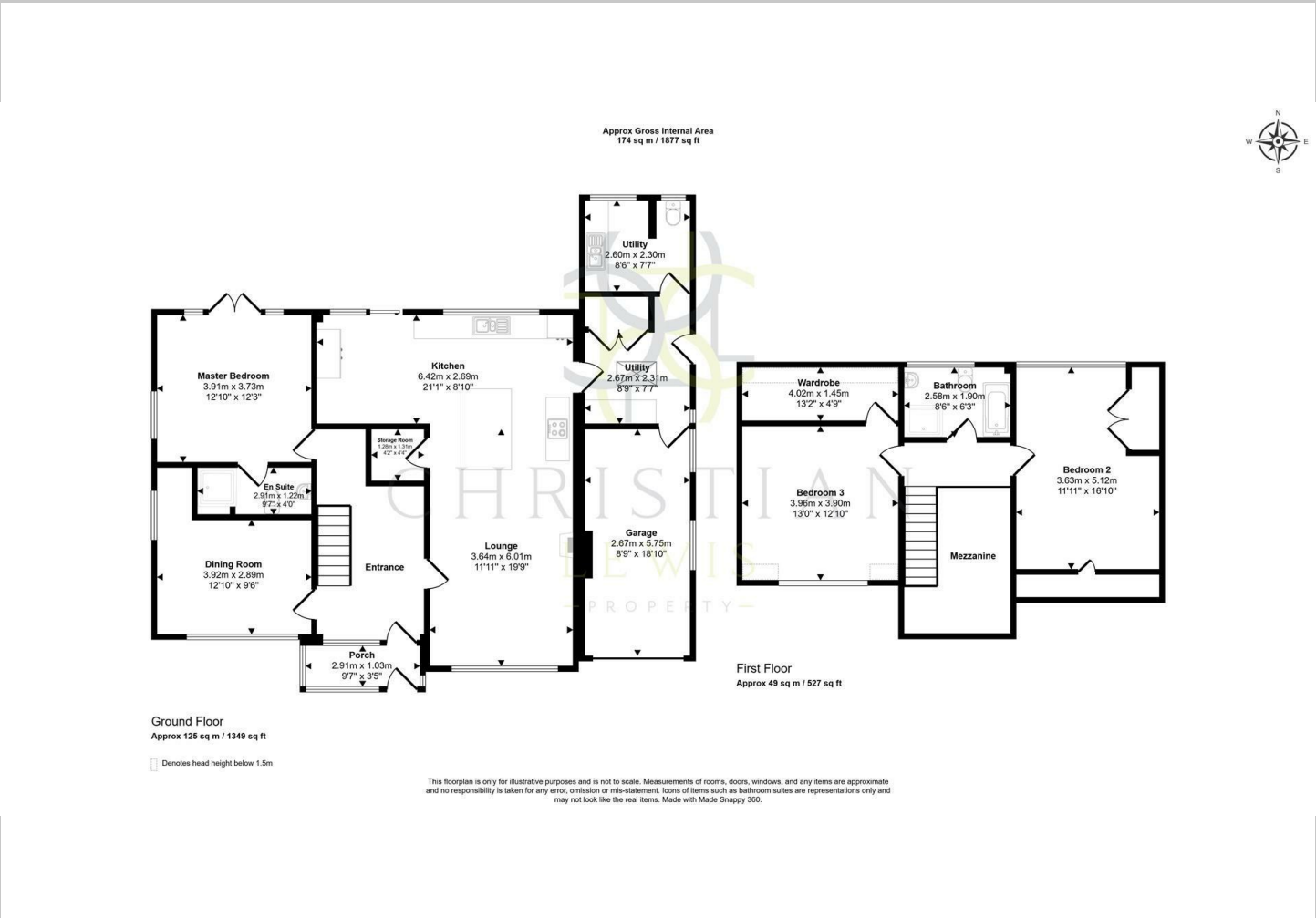
Anti Money Laundering & Financial Regulations

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.

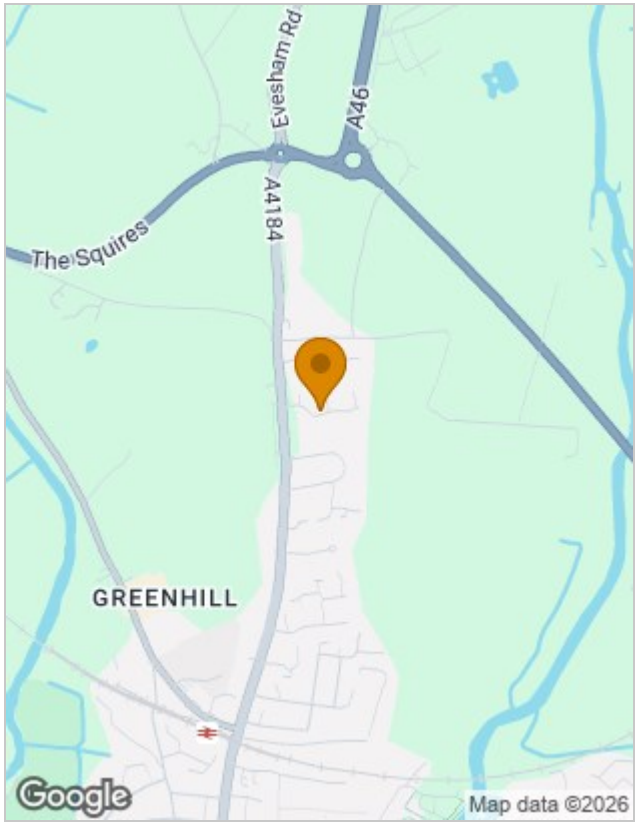
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.

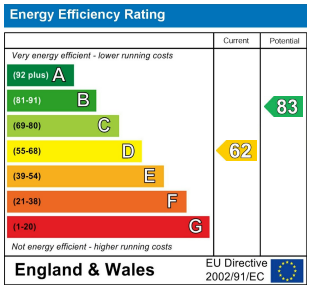
Floor Plans



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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