



14 St. Milburgh Close, Evesham, Offenham WR11 8RJ

Offers over £375,000



CHRISTIAN
LEWIS
—PROPERTY—



CHRISTIAN
LIVING

14 St. Milburgh Close

Offenham
Evesham, WR11 8RJ

- Extended end of terrace house
- Quiet cul-de-sac position
- Extended kitchen
- Enclosed and private rear garden
- Sought-after village location
- Approx. 1,400 sq ft
- Spacious living room and separate dining room
- Conservatory
- Ample off-road parking
- Early viewing highly recommended

A GREATLY EXTENDED OLDER STYLE HOME DOWN A NO THROUGH ROAD

An extended and deceptively spacious five-bedroom end of terrace home, occupying a pleasant cul-de-sac position and offering approximately 1,400 sq. ft. of versatile accommodation arranged over two floors.

The ground floor comprises a welcoming entrance hall leading into a generous living room, creating an excellent main reception space with ample room for both seating and entertaining. There is a separate dining room positioned centrally within the home, ideal for formal dining or family gatherings.

To the rear, the extended kitchen offers plenty of worktop and storage space and flows through to a conservatory, providing an additional reception area overlooking the garden and creating a bright, flexible living environment.

Further ground floor accommodation enhances the versatility of the property and includes a study, a ground floor bedroom, a shower room and a separate WC — perfectly suited for guests or home working requirements.

Upstairs, the first floor offers three bedrooms, all well proportioned, along with a family shower room accessed from the landing.

Externally, the property benefits from a larger-than-average garden incorporating lawn and patio areas, ideal for outdoor entertaining. There is ample off-road parking and useful outbuildings including a workshop and additional storage.



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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 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.

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.

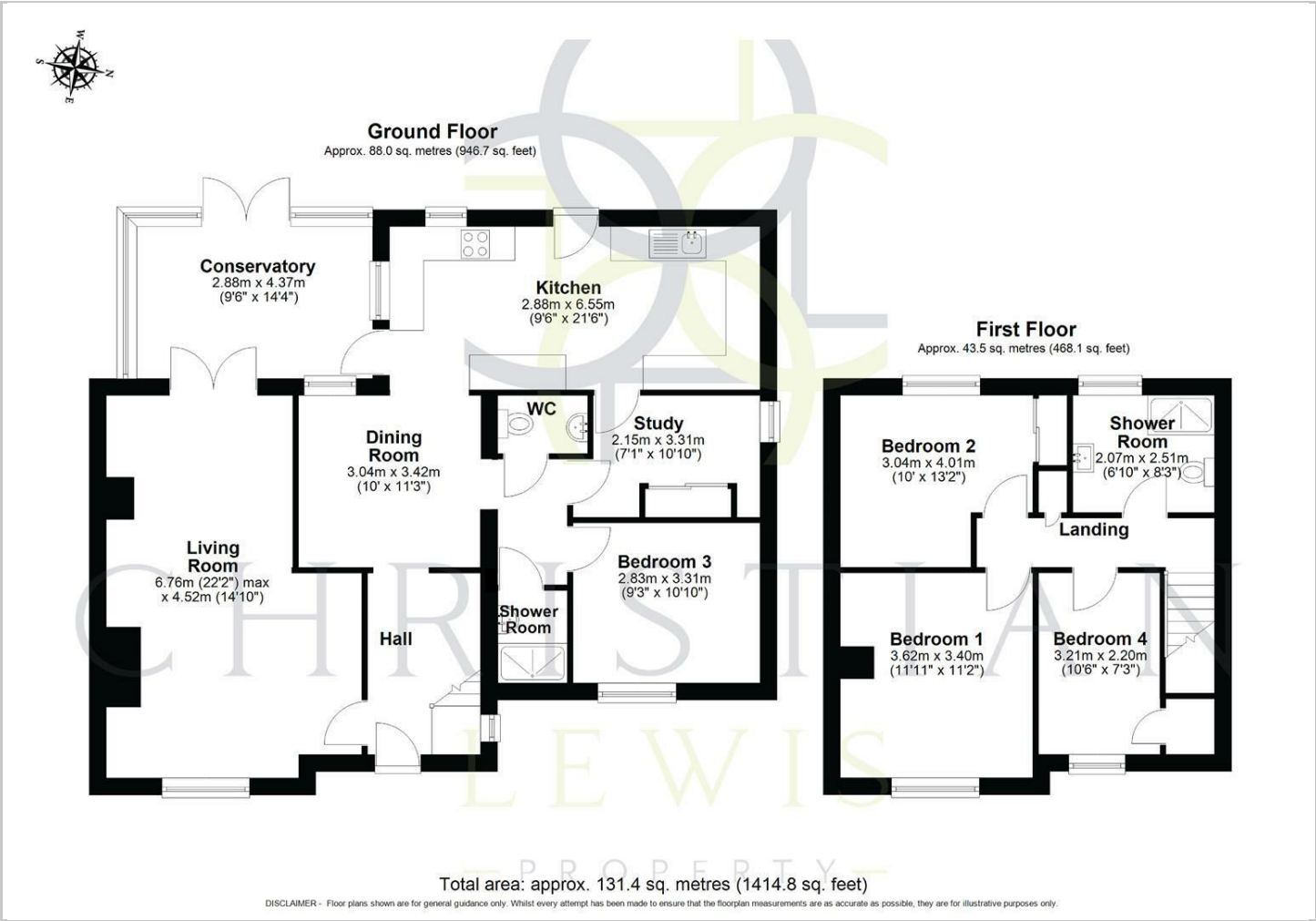
A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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



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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Location Map



Energy Performance Graph

