3 Grange Farm Drive, Evesham, WR11 7RD

Guide price £180,000

2 2 1 B

CHRISTIAN LEWIS PROPERTY

3 Grange Farm Drive

Evesham, WR11 7RD

- Discount market sale home offering 25% discount off open market value
- Two double bedrooms
- Spacious lounge/dining room
- Modern fitted kitchen
- Downstairs cloakroom
- Principal bedroom with ensuite
- One allocated parking space
- Popular village location

Situated within the sought-after village of Honeybourne, this well-presented two bedroom home offers modern accommodation and is an ideal first-time purchase opportunity.

The property is entered via an entrance hall with a convenient downstairs cloakroom. To the front is a modern fitted kitchen offering a range of wall and base units with integrated oven, together with space for additional appliances.

To the rear, the spacious lounge/dining room provides an excellent living space, with French doors opening directly onto the enclosed rear garden, allowing plenty of natural light to flood the room.

Upstairs, there are two generous double bedrooms. The principal bedroom benefits from its own en suite shower room, whilst the second bedroom is comfortably sized and served by the family bathroom, complete with a white suite.

Outside, the enclosed rear garden is mainly laid to lawn with a paved patio seating area, creating an ideal space for relaxing or entertaining. Further benefits include gas central heating and one allocated parking space.

Located within the popular village of Honeybourne, the property enjoys excellent local amenities including a village shop, primary school and a railway station providing direct links to London Paddington.

Guide price £180,000

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 B
Estate fees apply - approx. £330 per annum

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.

Disclaimer

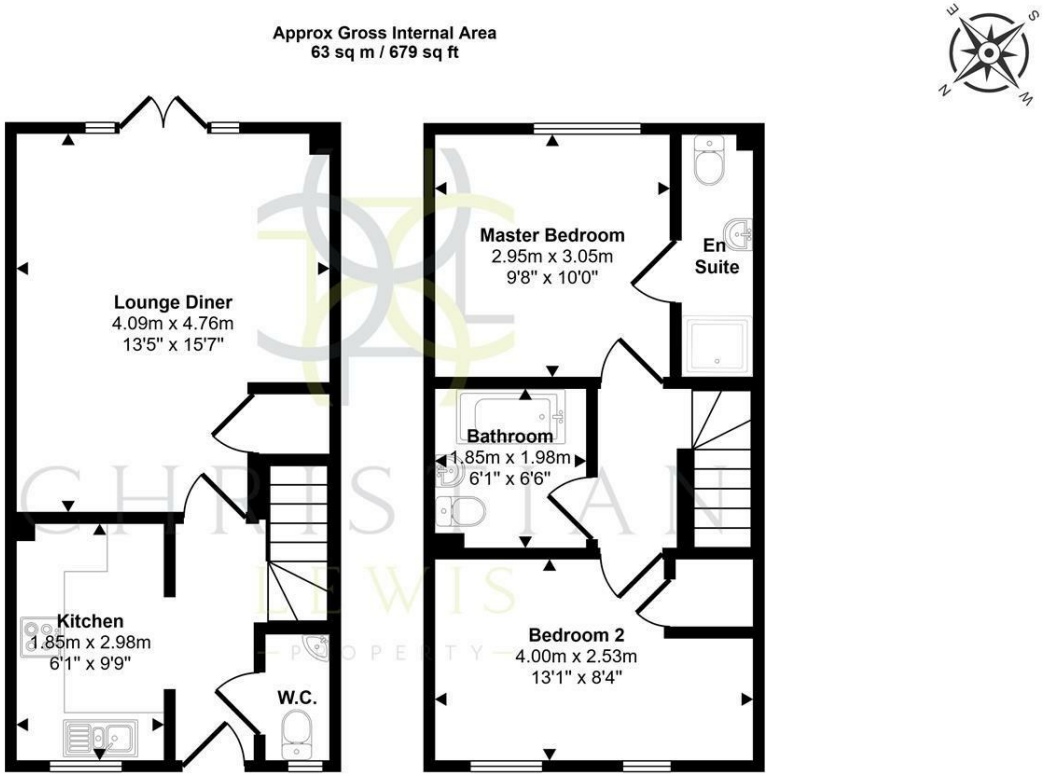
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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

DMS

This property is being sold as a Discount Market Sale home, offering 25% discount from open market value. Whilst the purchaser will own 100% of the property, the discount is a restriction placed on the title deeds of the property in perpetuity, which means it remains in place on any future sales.

Please be aware that the property is subject to a Section 106 agreement. This requires that a prospective purchaser(s) has a local connection to the area. There are also additional eligibility criteria in place. Please be

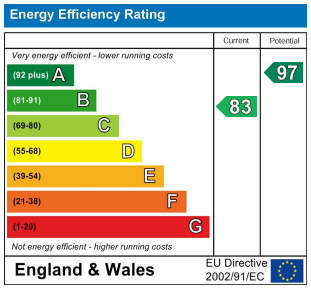
Floor Plans



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

86 High Street, Evesham, Worcestershire, WR11 4EU
Tel: 01386 442929 Email: sales@christianlewisproperty.co.uk www.christianlewisproperty.co.uk