8 Grove Avenue, Evesham, Honeybourne WR11 7PW

Offers over £294,000

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CHRISTIAN LEWIS PROPERTY

CHRISTINA
LEWIS

8 Grove Avenue

Honeybourne
Evesham, WR11 7PW

- Spacious Three-Bedroom Home
- Large Kitchen/Diner
- Ample Off-Road Parking
- Popular Village Location
- Substantial Rear Garden

A well presented and deceptively spacious family home located on the ever-popular Grove Avenue in the sought-after village of Honeybourne. Offering over 1,160 sq. ft. of well-planned accommodation, this three-bedroom property is ideal for growing families or those seeking generous, versatile living space in a thriving village with excellent transport links.

The property is entered via a welcoming porch leading into a central hallway. To the front sits the generous living room, a bright and comfortable space perfect for everyday family life.

A set of double doors opens into the impressive play room, which provides fantastic flexibility—ideal as a second reception room, home office or dining area. French doors open out to the rear, flooding the room with natural light.

The heart of the home is the spacious kitchen/diner, offering ample room for cooking, dining, and entertaining. A separate utility room provides further practicality with additional storage and space for appliances.

Completing the ground floor is a well-appointed family bathroom, fitted with bath, shower, basin, and WC.

Upstairs, the property boasts three well-proportioned bedrooms. Bedroom One is a generous double with fitted wardrobes and an ensuite toilet and basin. Bedroom Two is a bright second double bedroom and Bedroom Three is perfect as a child's bedroom, dressing room, or home office.

To the front, the property benefits from a generous gravelled driveway providing off-road parking for multiple vehicles.

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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: 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

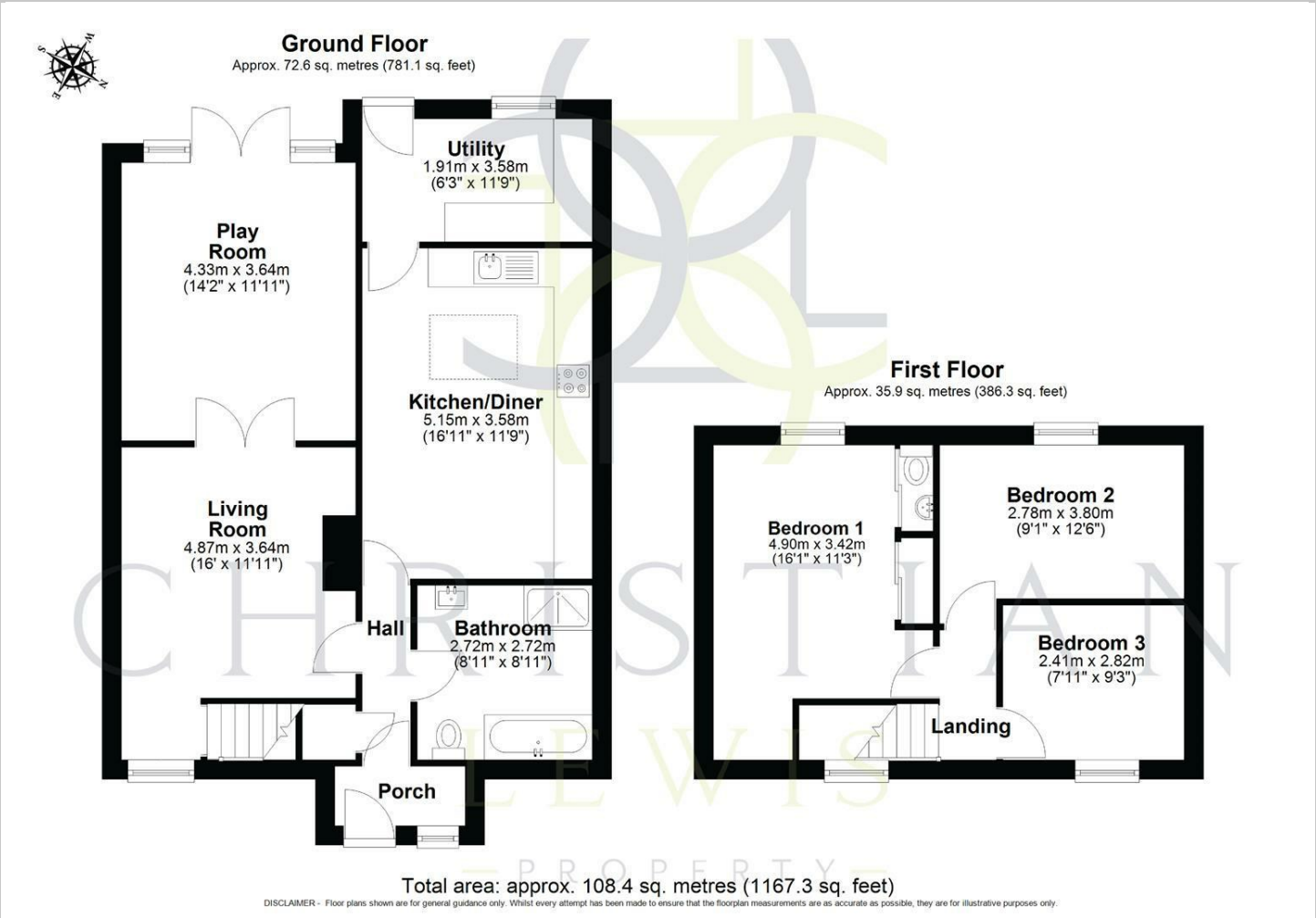
In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £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.

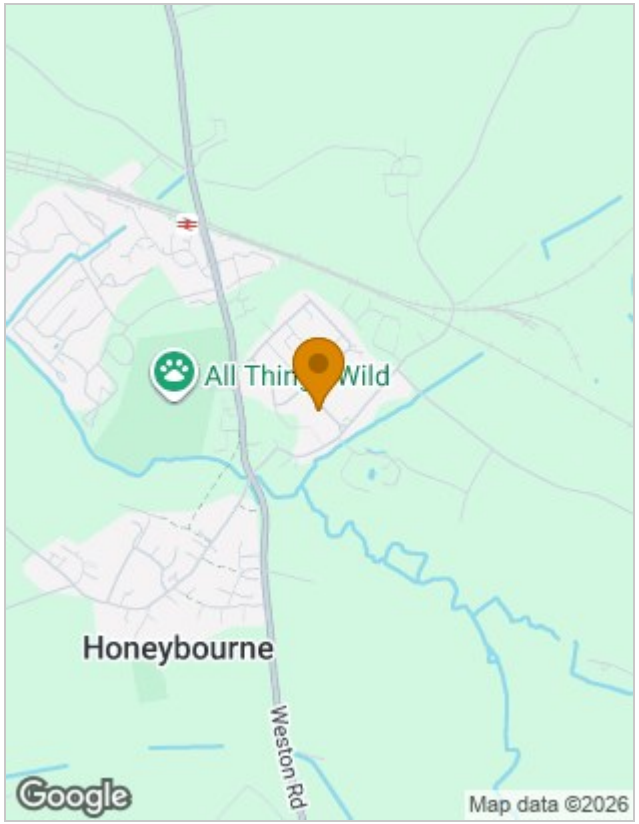
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

CHRISTIA
LEWIS

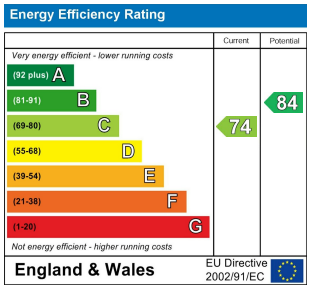
Floor Plans



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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