

28 Wellington Road, Evesham, Honeybourne WR11 7AX

Asking price £103,000

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CHRISTIAN LEWIS PROPERTY



28 Wellington Road

Honeybourne
Evesham, WR11 7AX

- A shared ownership opportunity
- Parking
- Modern and energy efficient
- Three bedrooms
- Garden
- Small and exclusive development

SHARED OWNERSHIP - CURRENTLY A 35% SHARE - CAN BE STAIRCASED TO 100%

An excellent opportunity for first-time buyers looking to take their first step onto the property ladder, this modern, stylish and energy-efficient home offers comfortable, contemporary living in a practical and appealing layout.

The ground floor accommodation begins with an entrance hall leading to a well-proportioned living room positioned at the rear of the property, overlooking the enclosed rear garden and providing an ideal space to relax and unwind. To the front, the kitchen/breakfast room offers a functional and welcoming area for everyday cooking and dining.

Upstairs, the property continues to impress with three bedrooms, offering flexibility for a growing family, a home office or guest accommodation, alongside a family bathroom.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space to enjoy, entertain or simply relax. The additional advantage of parking further enhances the practicality of this appealing home.

Combining modern style, energy efficiency and well-planned accommodation, this property presents an exciting opportunity for first-time buyers, young families or those seeking a smart and manageable home for the future.





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Additional Information

Tenure: We understand that the property for sale is Leasehold
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band C
EPC Rating B
Total to pay each month: £495.94

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.








SCOOP & SERVE
Ice Cream
COUNTER

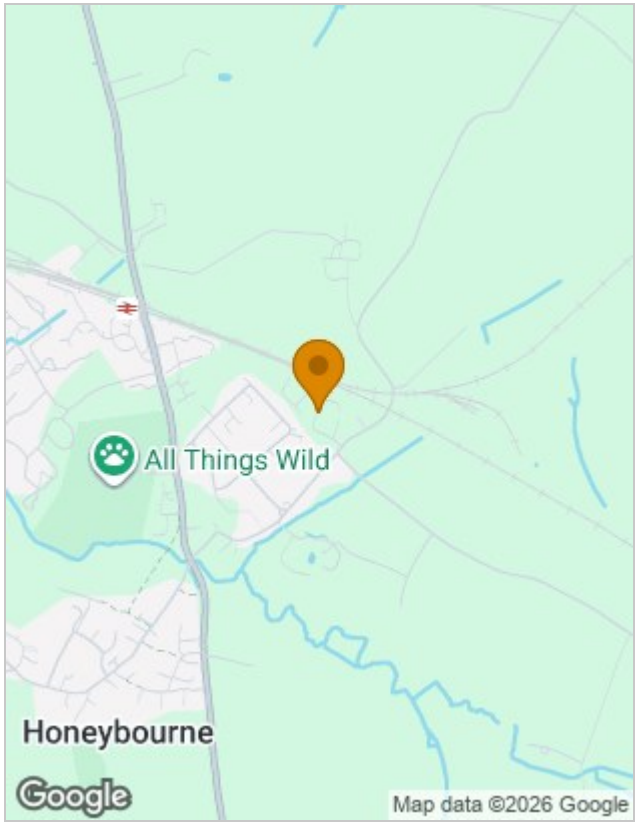


Floor Plans

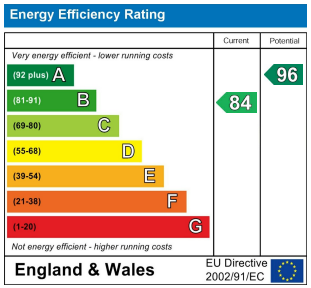


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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