17 Merrybrook, Evesham, WR11 2QF

Guide price £299,950

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CHRISTIAN LEWIS PROPERTY

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17 Merrybrook

Evesham, WR11 2QF

- No onward chain
- Greatly extended and in move in condition
- Sunny rear garden
- Two bedrooms
- Large driveway
- Flexible and spacious living accommodation

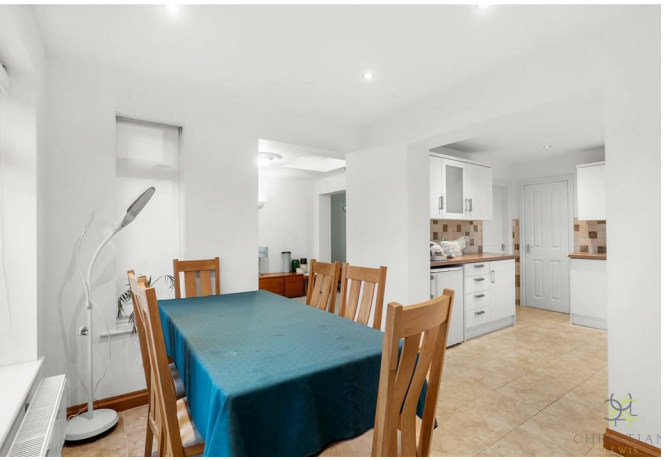
A GREATLY EXTENDED BUNGALOW IN A POPULAR LOCATION - CHAIN FREE

A fantastic opportunity to acquire a beautifully extended and thoughtfully enhanced bungalow, offering spacious and versatile living throughout. Situated on the highly desirable Merrybrook, this home combines modern comfort with timeless appeal, making it perfect for those looking for a move-in ready property.

Every detail has been carefully considered, allowing for flexible living spaces that can adapt to your lifestyle, whether entertaining guests or enjoying peaceful family life. With no immediate work required, this bungalow represents a rare chance to secure a home that is both stylish and practical in one of the area's most sought-after locations.

The property comprises a welcoming entrance hall leading to two well-proportioned bedrooms. The extended living room, complete with a roof lantern, floods the space with natural light and flows seamlessly into a dedicated dining area—perfect for both relaxed family life and entertaining. The kitchen is thoughtfully designed for functionality, while the shower room provides modern convenience. Additional features include a utility room for practicality and a versatile snug/office, ideal for working from home or a quiet retreat.

Outside, the property boasts a spacious and secluded garden, enjoying a sunny aspect that makes it perfect for relaxing or entertaining. The garden is private and well-maintained, offering a peaceful outdoor retreat. In addition, a generous driveway provides ample parking space, accommodating multiple vehicles or even a motorhome or caravan, making this home as practical as it is appealing.



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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
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.

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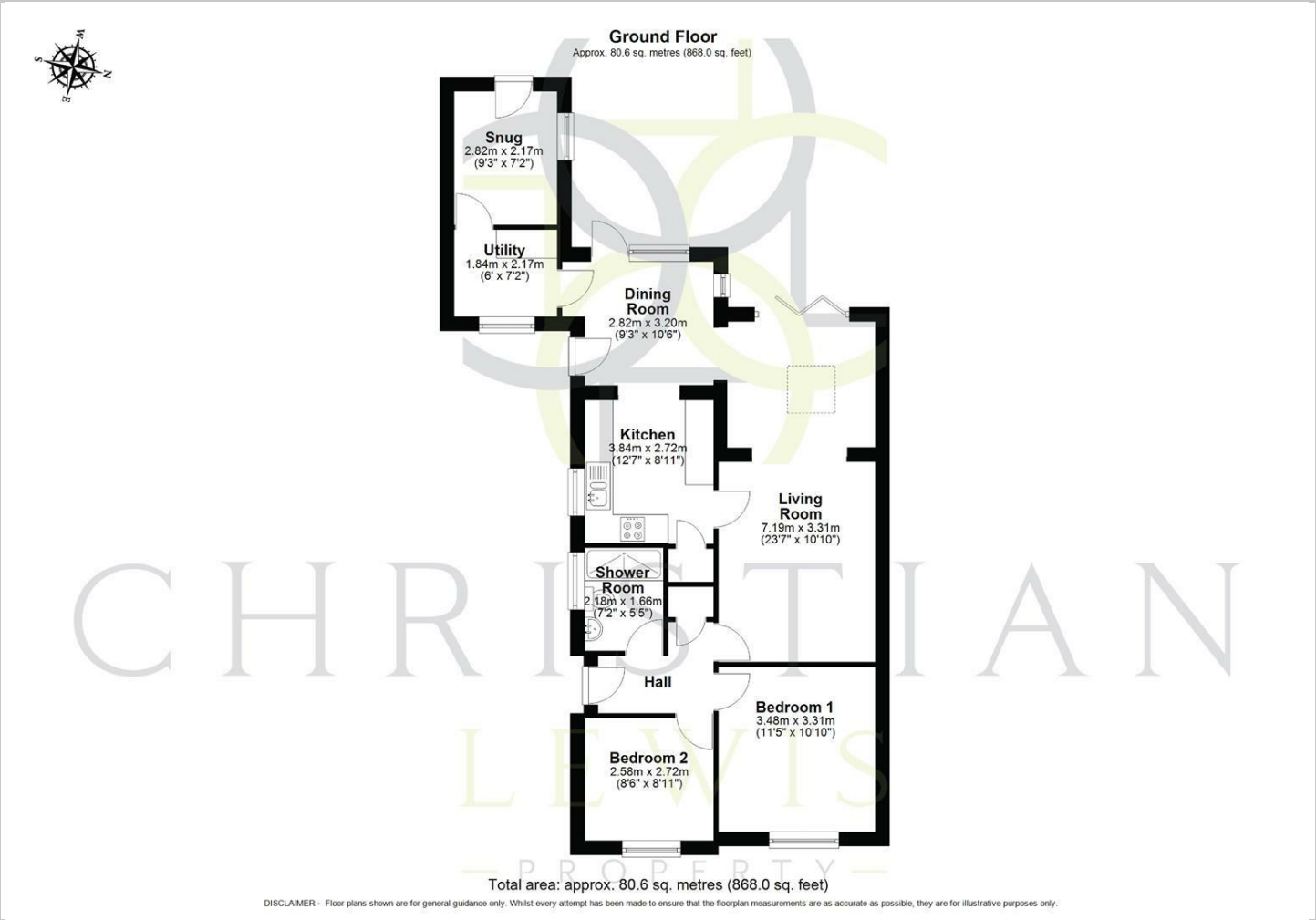
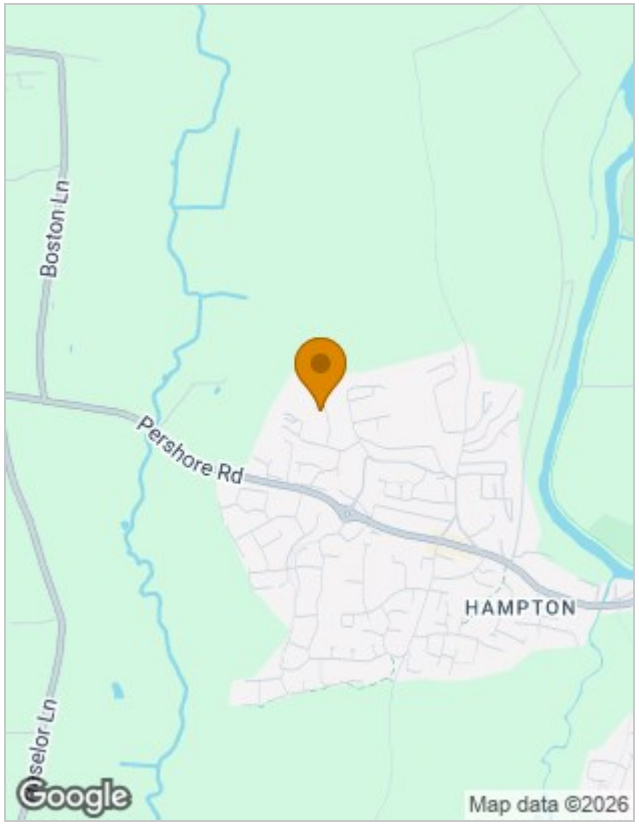
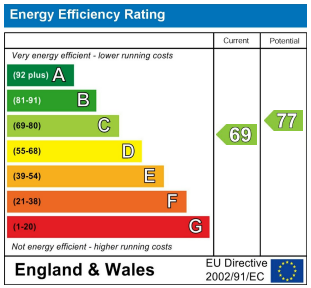
Floor Plans



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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