

31 Fairfield Road, Evesham, WR11 1EZ

Offers over £300,000

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CHRISTIAN LEWIS PROPERTY



31 Fairfield Road

Evesham, WR11 1EZ

- Extended
- Parking
- Chain free
- Stunning single storey extension

Offers over £300,000



A GREATLY EXTENDED AND VERSATILE FAMILY HOME LOCATED IN A POPULAR LOCATION

An attractive older-style property offering spacious and versatile accommodation, with further scope for a new owner to personalise and make their own. Lovingly extended and enhanced by the current owners, this unique home offers a wealth of flexible living space and truly needs to be viewed to be fully appreciated.

The accommodation briefly comprises an entrance hallway, kitchen/diner opening into a stunning single-storey sunroom, and a ground-floor bedroom with en-suite facilities. To the first floor are three further well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from off-road parking and a rear garden. Offered for sale with no onward chain, this is a fantastic opportunity to acquire a spacious and versatile home with plenty of potential.





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 D

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.



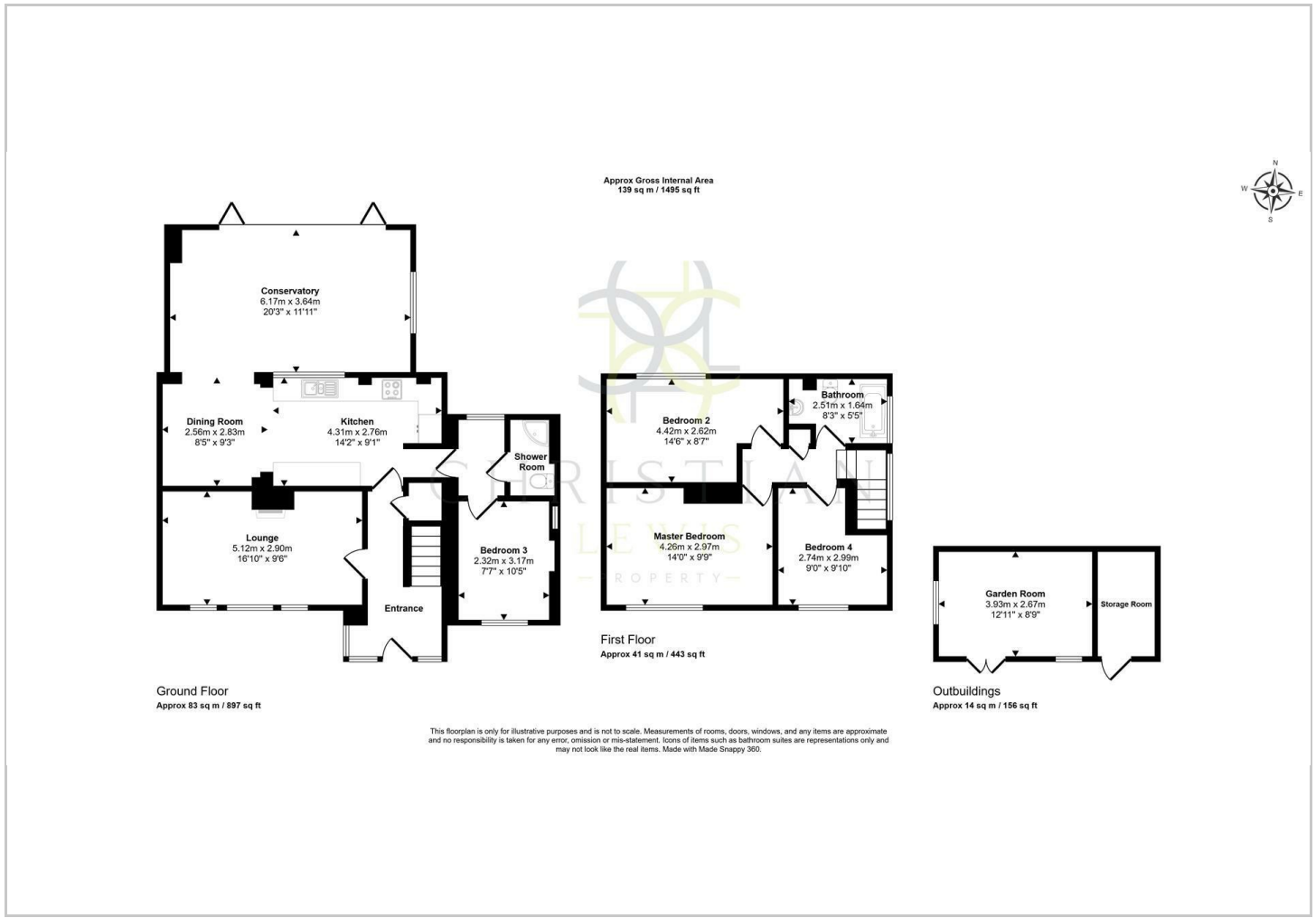




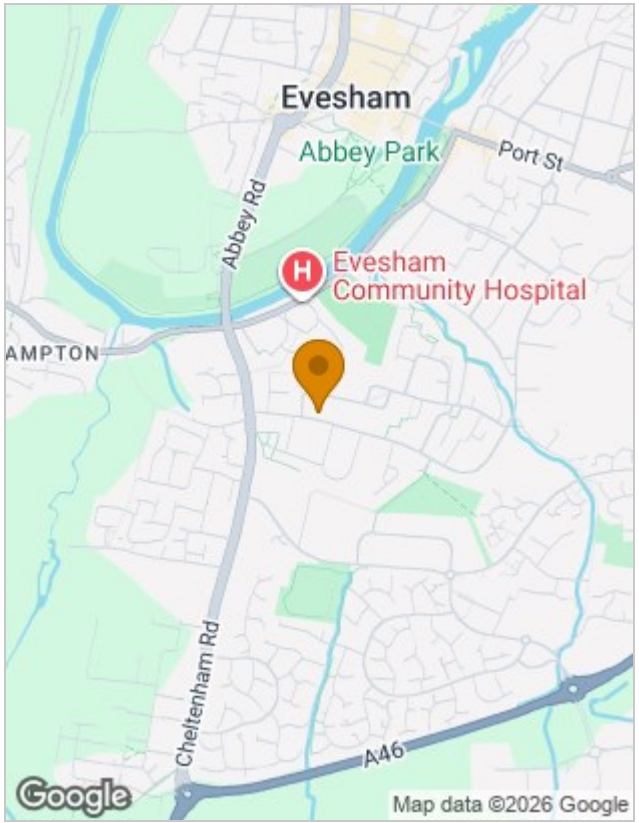




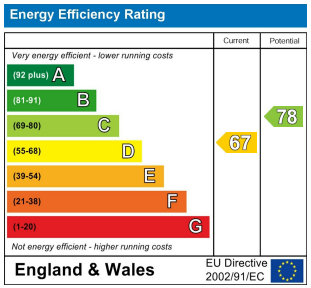
Floor Plans



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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