

40 Laxton Crescent, Evesham, WR11 3JT

Offers over £240,000

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CHRISTIAN LEWIS PROPERTY



40 Laxton Crescent

Evesham, WR11 3JT

Offers over £240,000

- Beautifully presented throughout
- Ensuite to principal bedroom
- Downstairs WC
- Driveway parking
- Ideal first-time purchase, investment or downsizer home
- Two generous double bedrooms
- Spacious open-plan lounge diner
- Private enclosed rear garden
- Popular residential location in Evesham
- Ready to move straight into



This beautifully presented two-bedroom semi-detached home offers stylish, turnkey accommodation throughout and is perfectly suited to first-time buyers, downsizers, investors, or anyone seeking a modern home ready to move straight into.

Lovingly maintained and tastefully improved by the current owner, the property combines contemporary styling with practical living spaces, creating a home that feels both welcoming and effortlessly functional.

Upon entering, you are greeted by a bright entrance hall with a useful cloakroom/WC. The kitchen has been fitted with a modern range of contrasting wall and base units complemented by quality work surfaces and integrated cooking appliances, creating a sleek and practical space for everyday cooking.

To the rear of the property lies the real heart of the home – a superb open-plan lounge diner. Generous in size and beautifully decorated in neutral tones, this impressive space offers ample room for both relaxing and entertaining. Large French doors flood the room with natural light and provide an attractive outlook onto the rear garden.

The first floor continues to impress. The principal bedroom is a particularly attractive room, featuring fitted wardrobes and the added luxury of an en suite shower room. A second double bedroom provides an excellent guest room, space for a growing family, or a comfortable home office. Completing the accommodation is the family bathroom, fitted with a contemporary white suite.

Outside, the property benefits from an enclosed rear garden designed for ease of maintenance. Predominantly laid to lawn with a paved seating area, it provides the perfect space for outdoor dining, relaxing, or entertaining friends and family. To the side of the property is private driveway parking.





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 C
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.



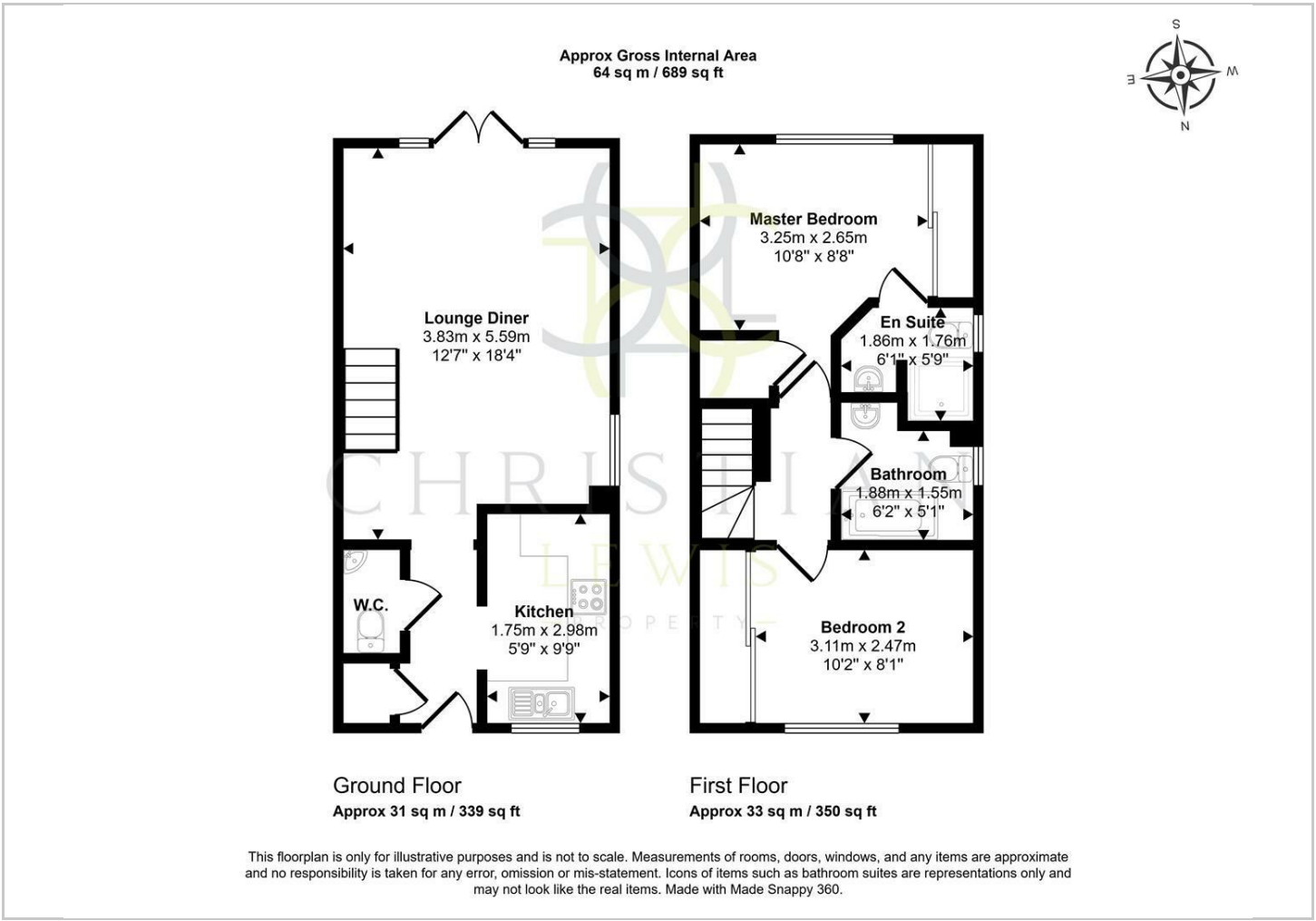




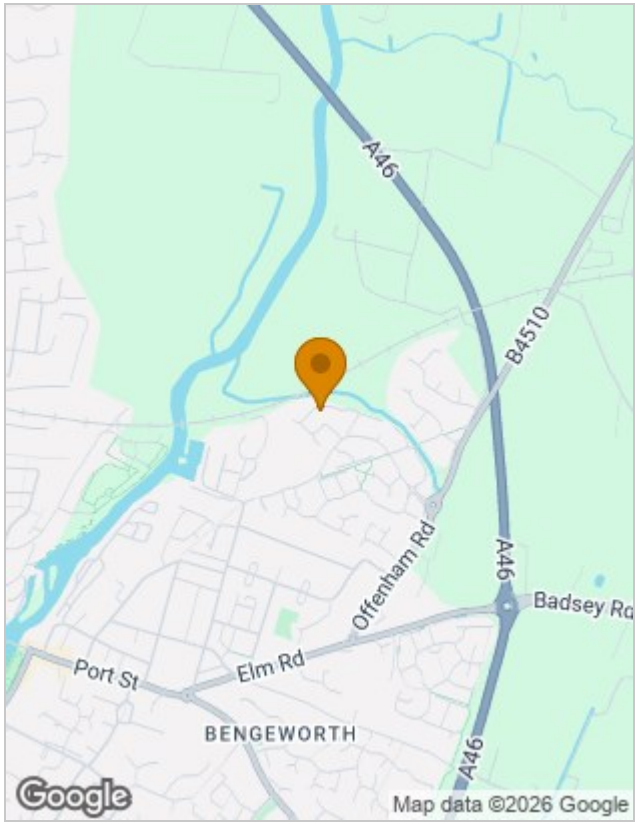




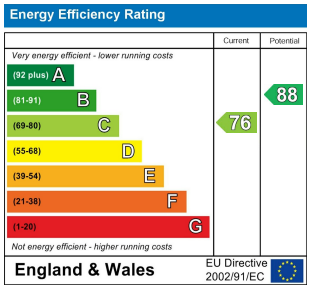
Floor Plans



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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