



40 Lavender Walk, Evesham, WR11 2JR

Guide price £425,000





40 Lavender Walk

Evesham, WR11 2JR

- A wonderful example of a four bedroom detached family home
- Landscaped rear garden
- Four bedrooms, two bathrooms
- Parking plus garage

SUPERB POSITION AND OFFERED TO THE MARKET IN SHOW HOME CONDITION

An immaculately presented four-bedroom detached family home, ideally positioned in the peaceful setting of Lavender Walk. Lovingly maintained and beautifully cared for by the current owners for many years, this outstanding property is perfect for buyers seeking a home that is truly ready to move into.

The accommodation briefly comprises; welcoming entrance hall, spacious lounge opening through to the dining room and onto a stunning conservatory, a modern kitchen/diner and downstairs W/C. To the first floor are four well-proportioned bedrooms, including a superb principal bedroom with a recently refitted en-suite, alongside a stylish family bathroom.

Externally, the property benefits from a driveway providing off-road parking, a single garage and a beautifully landscaped rear garden, ideal for both relaxing and entertaining.

Guide price £425,000



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 D
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.

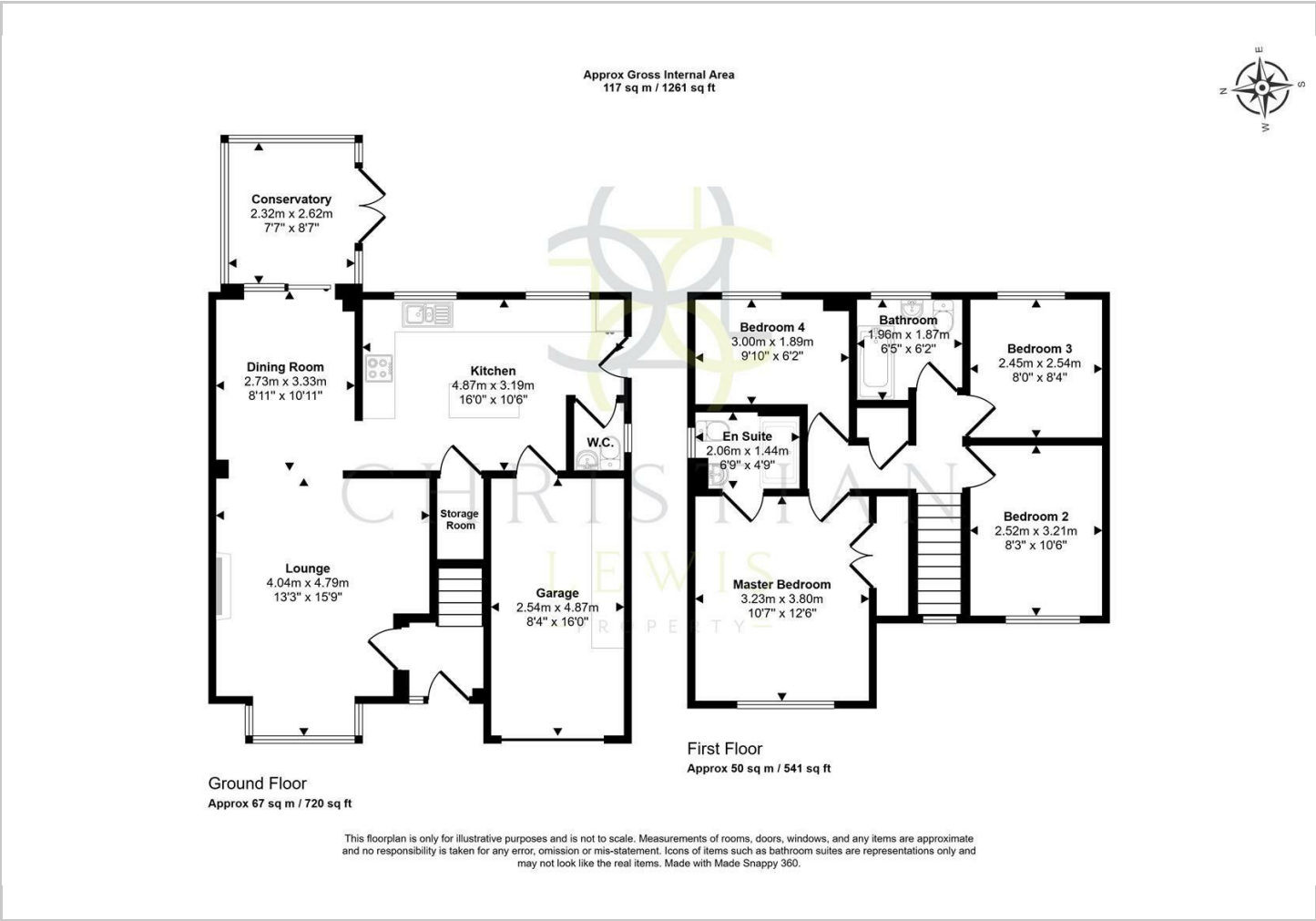
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.







Floor Plans



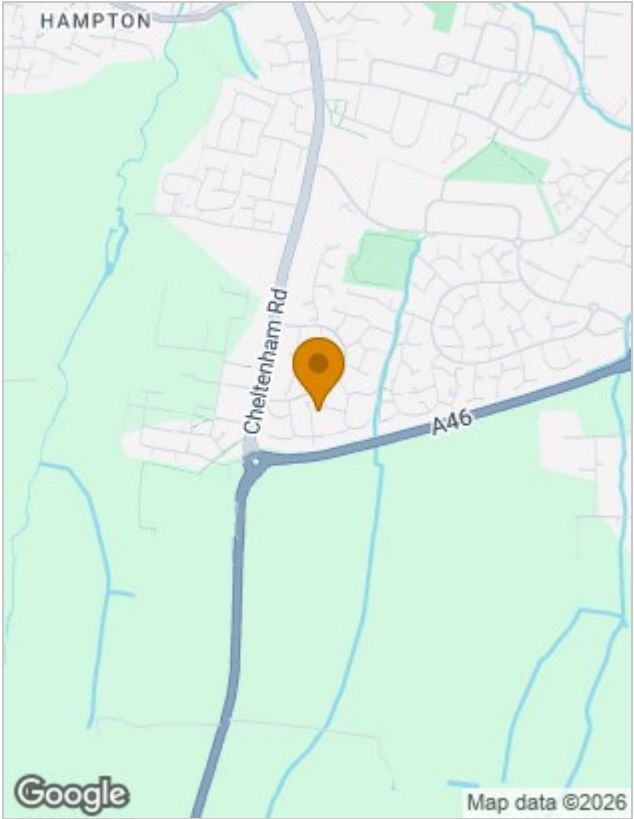
Viewing

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.

86 High Street, Evesham, Worcestershire, WR11 4EU
Tel: 01386 442929 Email: sales@christianlewisproperty.co.uk www.christianlewisproperty.co.uk

Location Map



Energy Performance Graph

