



30 Myatt Road, Evesham, Offenham WR11 8SD

Offers over £300,000





30 Myatt Road

Offenham

Evesham, WR11 8SD

- Fantastic three bedroom family home
- Garage and driveway parking
- Attractive, well-established rear garden
- Sought-after village setting in Offenham, within easy reach of Evesham
- Two shower rooms, conveniently positioned across both floors
- A superb amount of space for growing families or those looking to downsize without compromise

A spacious three bedroom family home, situated within the popular village of Offenham and offering generous and versatile accommodation, two shower rooms, a garage, off-road parking and an attractive rear garden.

On entering the property, the hallway provides access to a useful ground floor shower room before opening into the main living accommodation. The lounge is a generous reception room with a feature fireplace, providing plenty of space for a range of furniture and leading through to the dining room at the rear. The dining room is a lovely addition to the living space, enjoying plenty of natural light from the extensive glazing and providing direct access out to the rear garden.

The kitchen is fitted with a range of wall and base units, work surfaces and space for appliances, whilst a separate utility area provides further practical storage space, together with access to the front and rear of the property. The garage offers excellent additional storage and further complements the practical nature of the accommodation.

To the first floor are three bedrooms, including a good-sized principal bedroom, together with two further bedrooms. Completing the first-floor accommodation is a second shower room, fitted with a modern suite and generous shower enclosure.

Outside, the property benefits from driveway to the front providing off-road parking and access to the garage. To the rear is an attractive and established garden, incorporating paved seating areas, gravelled pathways and a variety of well-stocked planted borders, mature shrubs and trees. There is also a greenhouse and a further sheltered seating area, creating an enjoyable outside space with plenty of areas to sit and relax.

Myatt Road is situated within the popular village of Offenham, offering a pleasant village setting whilst remaining within easy reach of Evesham and its wider range of shops, amenities and transport links. Viewing is recommended to appreciate everything the property has to offer.



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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 C
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 £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.

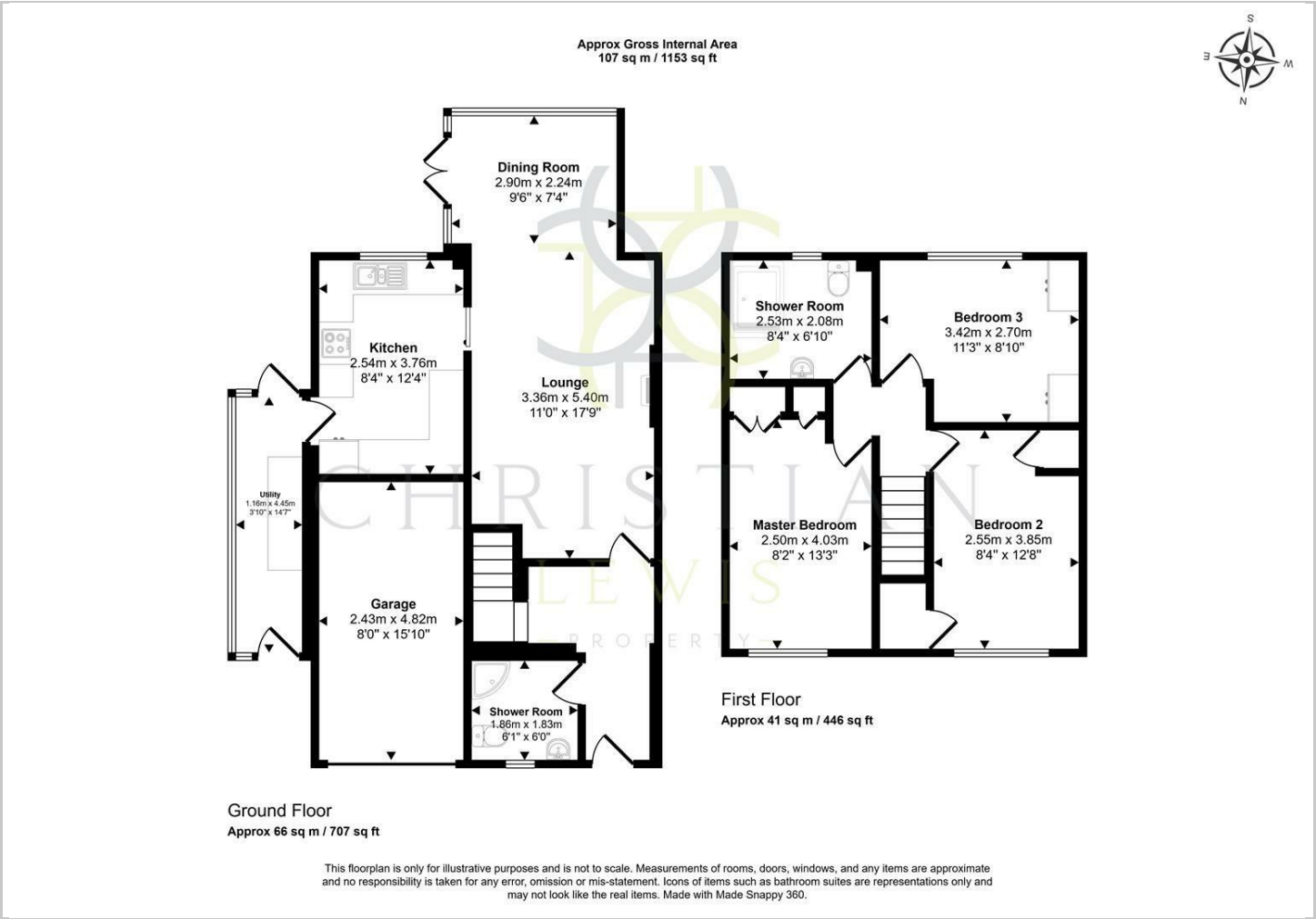
Disclaimer

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



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.

Location Map



Energy Performance Graph

