60 Briar Close, Evesham WR11 4JJ

Guide price £340,000

2 2 1 D

CHRISTIAN LEWIS PROPERTY

60 Briar Close

Evesham
, WR11 4JJ

- Beautifully presented semi-detached bungalow
- Principal bedroom with en-suite shower room
- Separate utility room
- Landscaped, low-maintenance rear garden
- Two well-proportioned bedrooms
- Modern fitted kitchen/dining room
- Driveway providing ample off-road parking
- Convenient for local amenities and Evesham town centre

This beautifully presented two-bedroom semi-detached bungalow offers well-proportioned accommodation throughout, complemented by off-road parking, attractive landscaped gardens and a versatile layout ideal for a range of buyers.

The property is approached via a block paved driveway providing parking for multiple vehicles. Internally, the accommodation is both bright and welcoming. The lounge enjoys a large front-facing window allowing plenty of natural light, creating an inviting space to relax. The modern kitchen/dining room has been fitted with a range of contemporary units, integrated cooking appliances and ample worktop space, providing an excellent hub of the home.

To the rear, a generous utility room offers additional storage and appliance space whilst providing direct access to the rear garden.

The bungalow benefits from two bedrooms, with the principal bedroom enjoying the added luxury of a modern en-suite shower room. The second bedroom is well-proportioned and is served by a stylish family shower room, finished to a high standard.

Outside, the enclosed rear garden has been thoughtfully landscaped for ease of maintenance, featuring artificial lawn, well-stocked borders, a covered seating area ideal for outdoor entertaining, and useful storage areas.

Conveniently positioned within easy reach of local amenities, bus routes and Evesham town centre, this superb bungalow presents an excellent opportunity for those seeking single-storey living in a desirable location.

Guide price £340,000

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 C
EPC Rating D

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

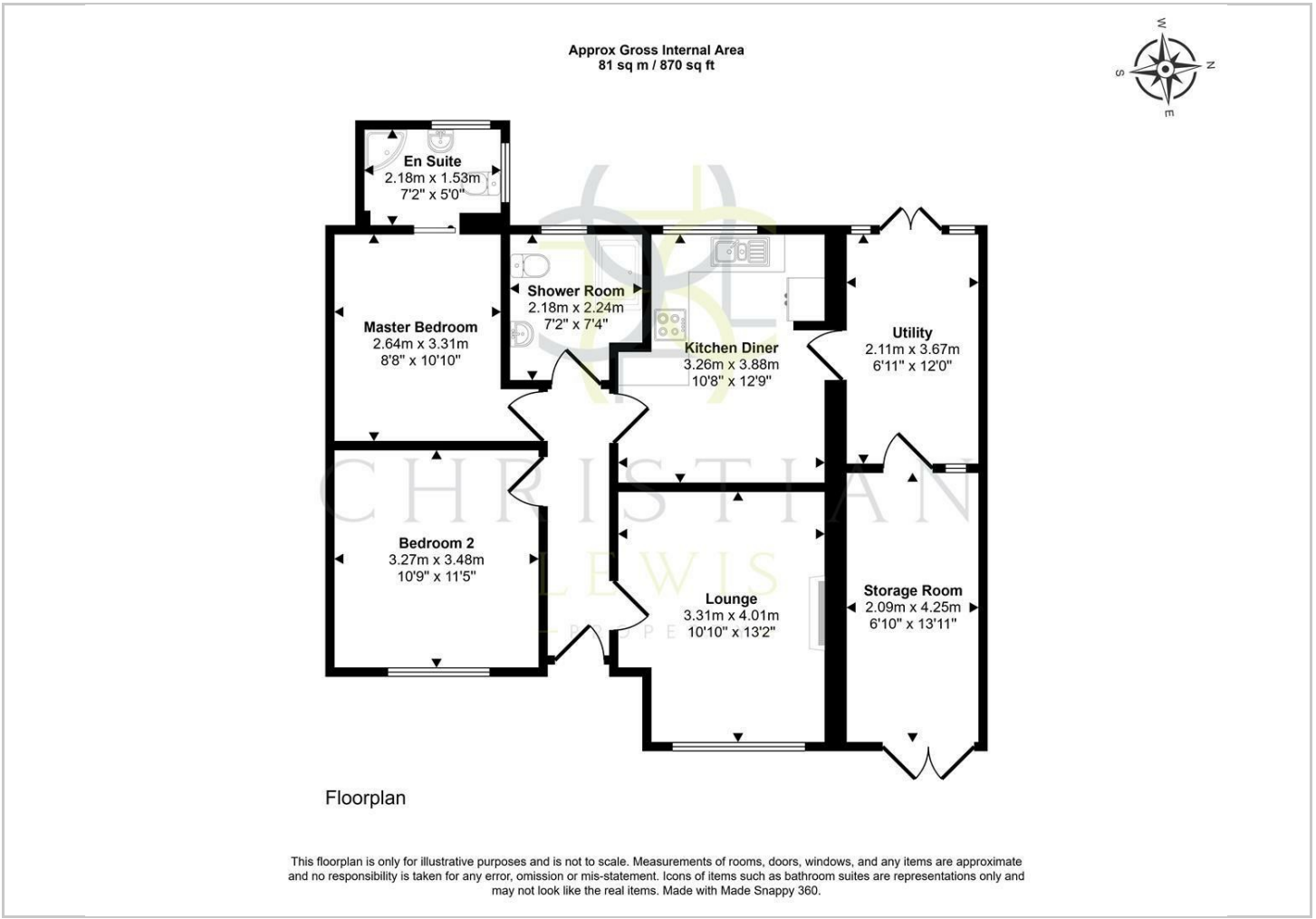
In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

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.

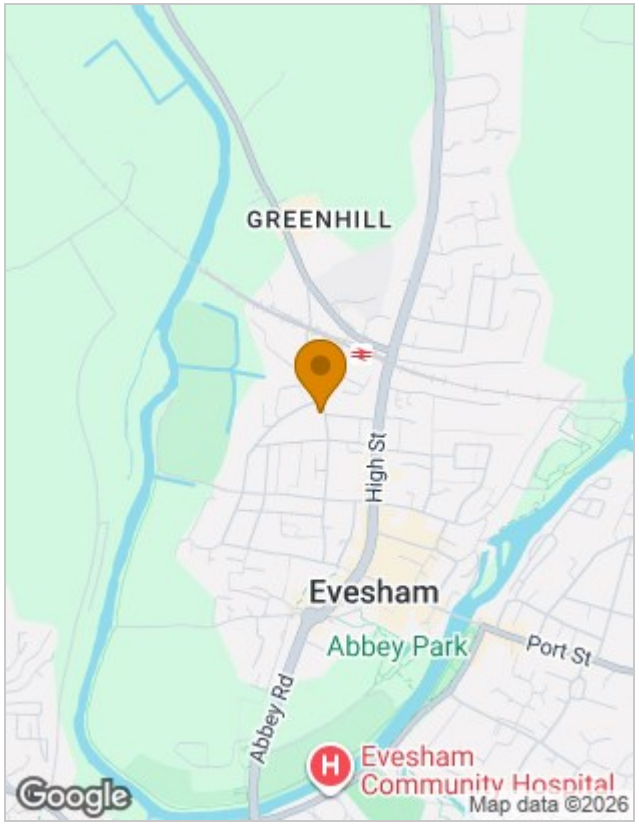
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

HERBS
FRUITS

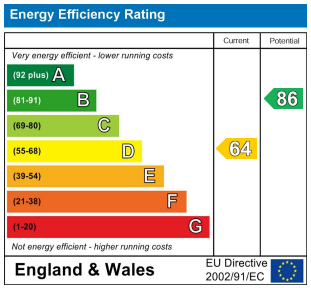
Floor Plans



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.

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