8 St. Pauls Close, Evesham, WR11 2EY

Offers in the region of £265,000

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CHRISTIAN LEWIS PROPERTY

8 St. Pauls Close

Evesham, WR11 2EY

- A wonderful family home located on a corner plot
- Scope to extend (STPP)
- Refurbished kitchen and family bathroom
- Three bedrooms
- Single garage and ample parking
- Calling all first time buyers

CORNER PLOT BENEFITTING FROM REFURBISHED KITCHEN AND BATHROOM OFFERING FURTHER SCOPE TO EXTEND (STPP)

A well-presented three-bedroom semi-detached family home occupying an attractive corner plot within a quiet and sought-after cul-de-sac location. The property offers generous off-road parking to the front, together with a detached garage, making it ideally suited to modern family living.

Internally, the well-proportioned accommodation briefly comprises an entrance hallway, a spacious lounge and a modern kitchen/diner, providing an ideal layout for both everyday family living and entertaining. To the first floor are three well-sized bedrooms, offering comfortable accommodation for a growing family, together with a family bathroom.

The property's corner plot position enhances both privacy and outdoor space, while the generous rear garden provides an excellent setting for outdoor dining, entertaining guests, children's play or further landscaping opportunities. Combined with ample off-road parking and a garage, this attractive home offers a superb balance of indoor and outdoor living.

Conveniently situated within easy reach of local amenities, schools, transport links and recreational facilities, this delightful home combines a peaceful residential setting with everyday practicality. An excellent opportunity for families and first-time buyers alike, early viewing is highly recommended.

Offers in the region of £265,000

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

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.

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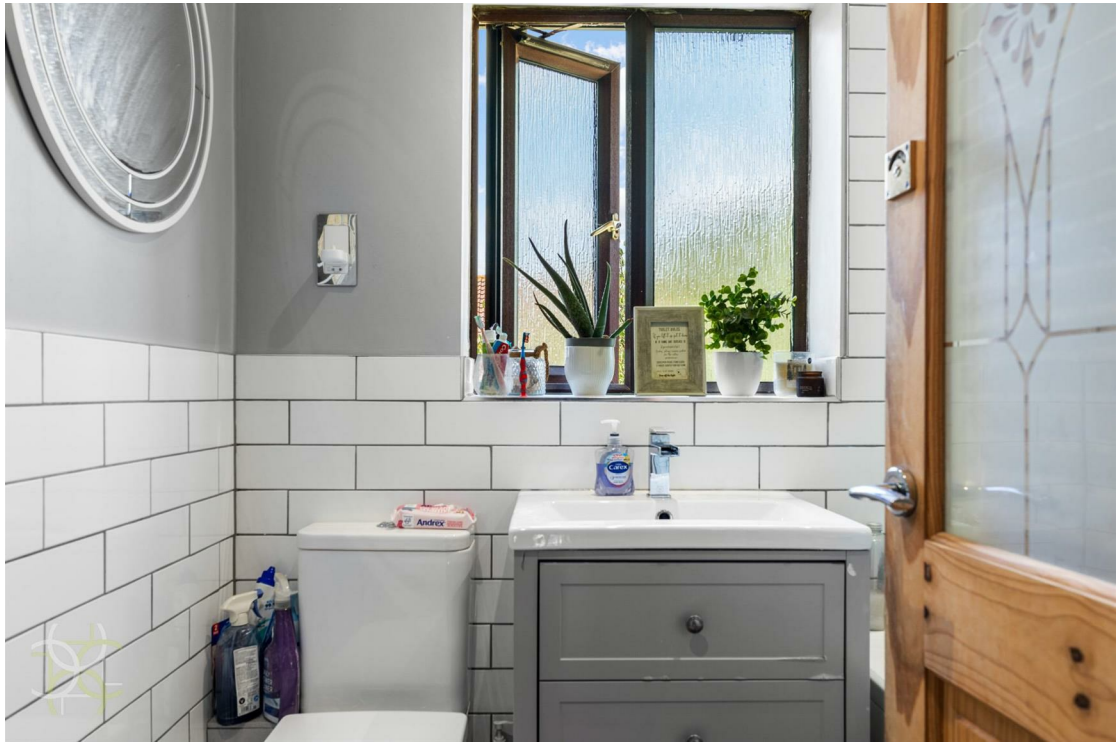
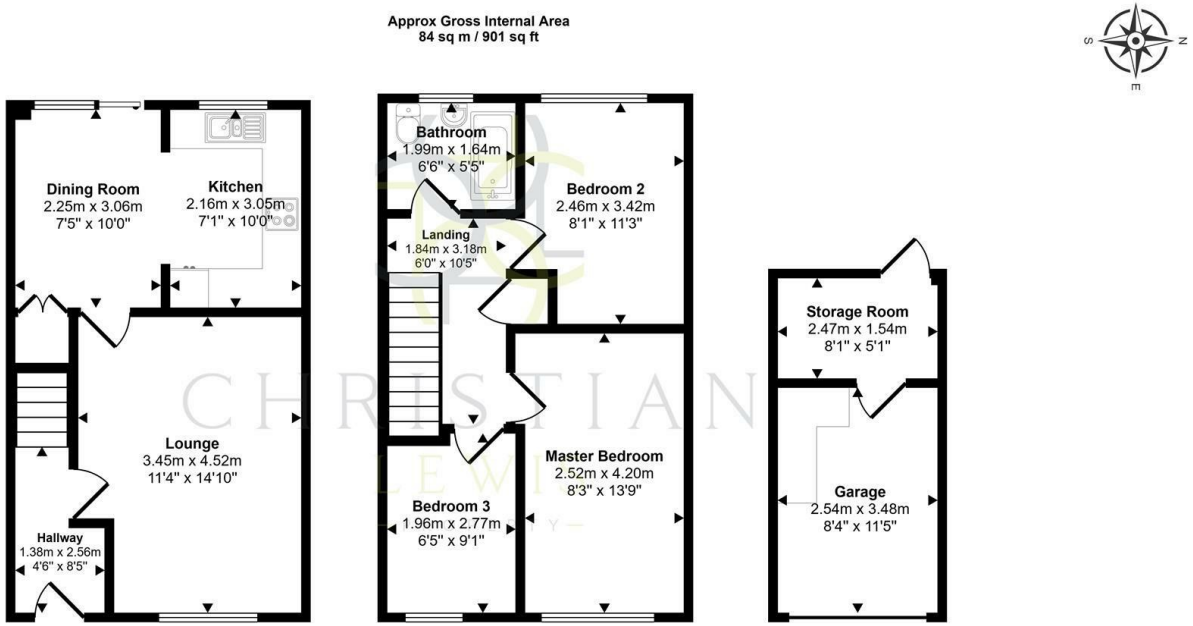
SALCOMBE

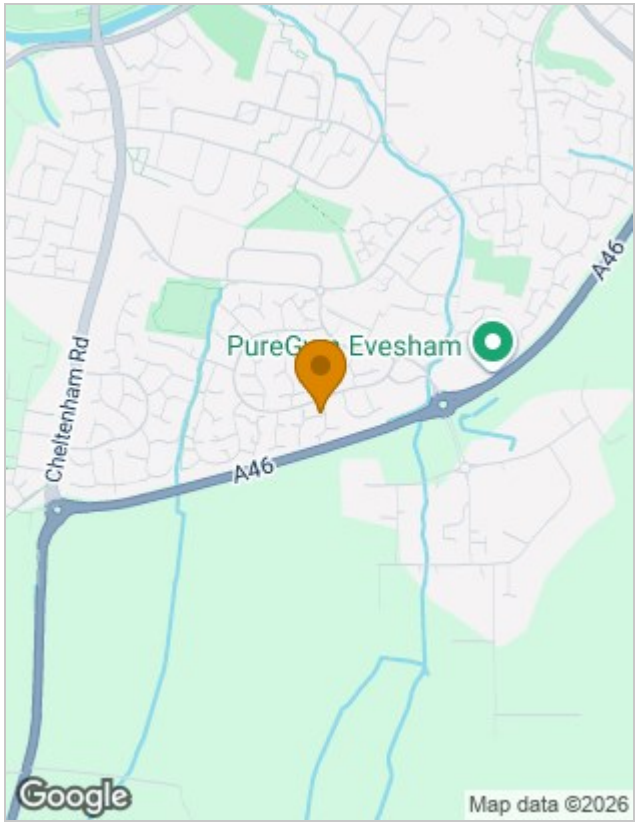
LOVE



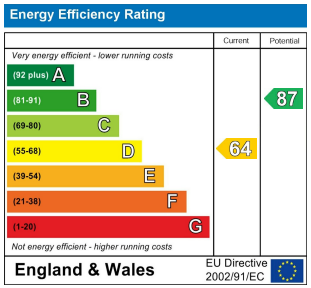
Floor Plans



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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