



26 Fleming Drive, Evesham, WR11 3FS

Offers in excess of £165,000





CHRISTIAN
LEWIS

26 Fleming Drive

Evesham, WR11 3FS

- 60% Shared ownership
- Generous living space
- Quiet location
- Off-road parking for two cars
- Semi-detached
- Private rear garden
- No onward chain
- Beautifully finished throughout

60% SHARED OWNERSHIP OR 100% FULL OWNERSHIP

A beautifully presented and thoughtfully designed modern home, offering the flexibility of either purchasing a 60% shared ownership share or 100% full ownership, providing an exciting opportunity to secure a stylish contemporary property with the added benefit of a choice of ownership options.

From the moment you step inside, the quality and attention to detail are immediately apparent. The welcoming entrance hall leads through to the heart of the home – an impressive open-plan kitchen, dining and living space, designed perfectly for modern family life and entertaining. The room is filled with natural light and enjoys a lovely connection with the rear garden through French doors, creating an easy flow between the indoor and outdoor spaces. The generous open-plan layout provides plenty of space for both dining and relaxing.

The contemporary kitchen has been finished to a high standard and offers an extensive range of sleek wall and base units, complemented by a comprehensive selection of integrated appliances including a fridge/freezer, double oven, hob, dishwasher and washing machine.

Upstairs, the property continues to impress with three generously proportioned bedrooms, each well presented. The principal bedroom enjoys the added luxury of an en-suite, whilst the stylish family bathroom is fitted with a contemporary white suite, including a shower over the bath.

Outside, the private and fully enclosed rear garden is predominantly laid to lawn, with a patio seating area providing the ideal space for outdoor dining or entertaining. Gated side access leads around to the front of the property, where a driveway provides off-road parking for two vehicles.

Viewing is highly recommended to fully appreciate the quality, space and lifestyle this home has to offer.



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Additional Information

Tenure: We understand that the property is for sale shared ownership (leasehold) 60% share available as part of the shared ownership scheme and approx. 990 years left on the lease.

The rent charge totals approx. £268.58 per calendar month

Service charges: £49.57 per calendar month

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band c
EPC Rating A

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.

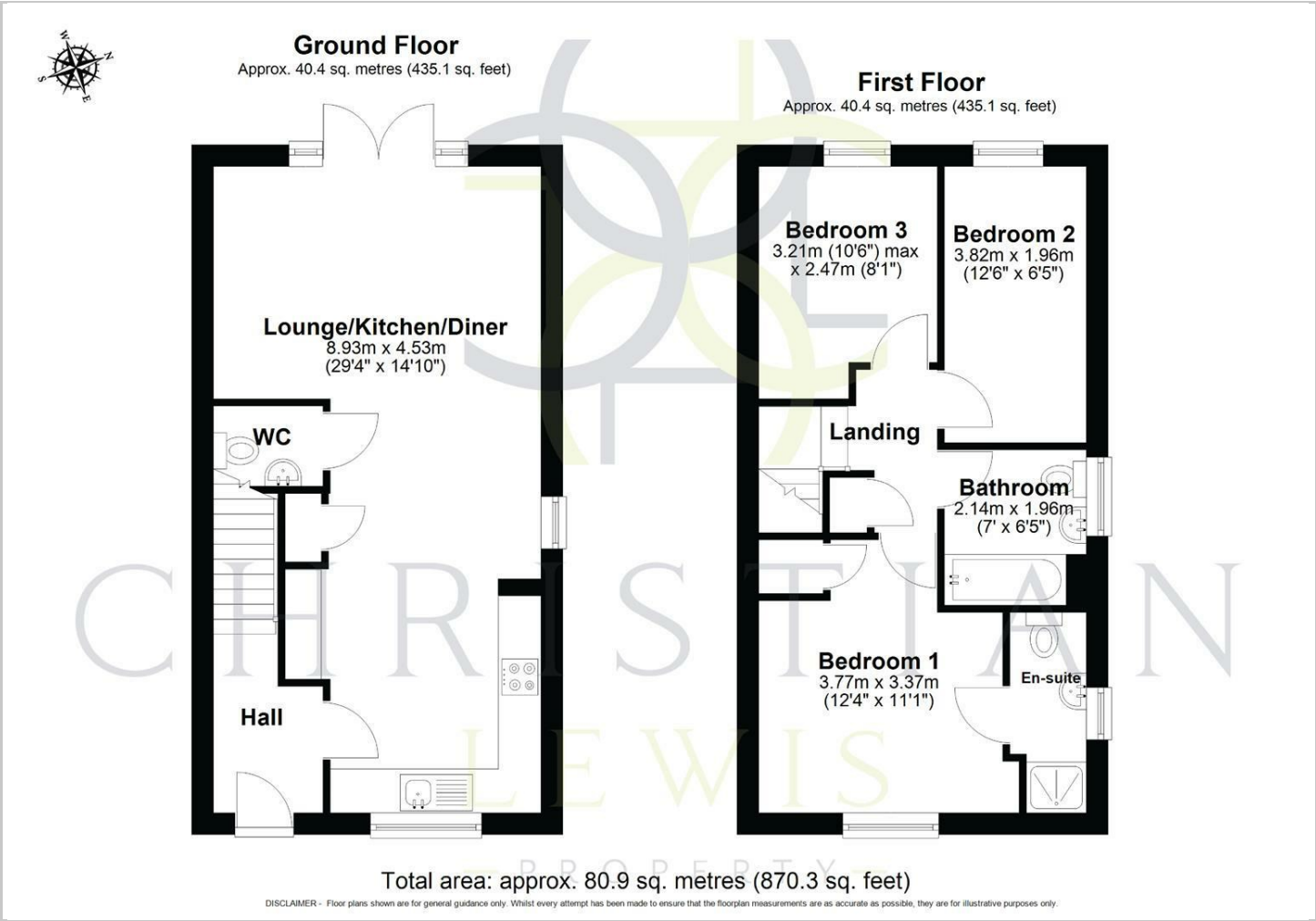
A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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



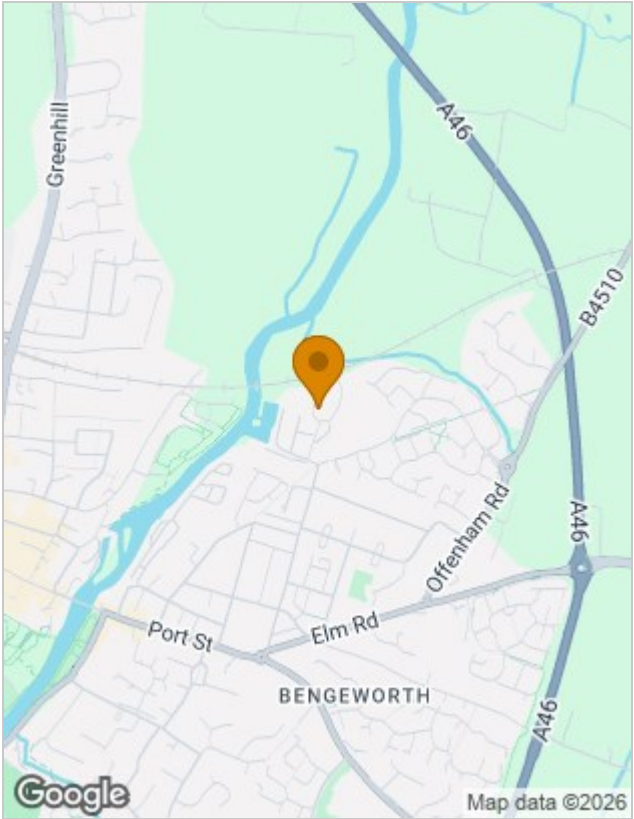
Viewing

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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Location Map



Energy Performance Graph

