



10 Robinia Close, Evesham, WR11 2EZ

Offers over £425,000





10 Robinia Close

Evesham, WR11 2EZ

- Chain Free
- Located in the highly regarded Robinia Close
- Sunny aspect to the rear garden
- Four bedrooms, two bathrooms
- Ample parking with tandem garage

A BEAUTIFULLY MAINTAINED AND MUCH-LOVED FAMILY HOME IN THE HIGHLY SOUGHT-AFTER ROBINIA CLOSE

Having been cherished and meticulously maintained by the current owners for many years, this beautifully presented four-bedroom family home offers spacious, well-planned accommodation in the highly regarded Robinia Close. Tucked away within a quiet no-through road, the property enjoys a peaceful setting while remaining conveniently located for local amenities, schools, and transport links.

The accommodation begins with a welcoming entrance hallway, leading through to a comfortable lounge, ideal for relaxing with family or entertaining guests. To the rear of the property is a well-appointed kitchen/dining room, providing an excellent social space for everyday family life, with ample room for both cooking and dining. A convenient ground floor WC completes the downstairs accommodation.

Upstairs, the property offers four well-proportioned bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom, making the layout perfectly suited to growing families.

Externally, the property continues to impress. To the front, a driveway provides off-road parking and leads to a tandem-length garage, offering excellent storage or additional parking. The attractive rear garden has been lovingly landscaped and is well stocked with a variety of established plants and shrubs, creating a private and inviting outdoor space that is perfect for relaxing, gardening, or entertaining throughout the warmer months.

This is a wonderful opportunity to acquire a much-loved family home in one of the area's most desirable cul-de-sac locations, offering both comfort and practicality in equal measure.

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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 E
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 £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.

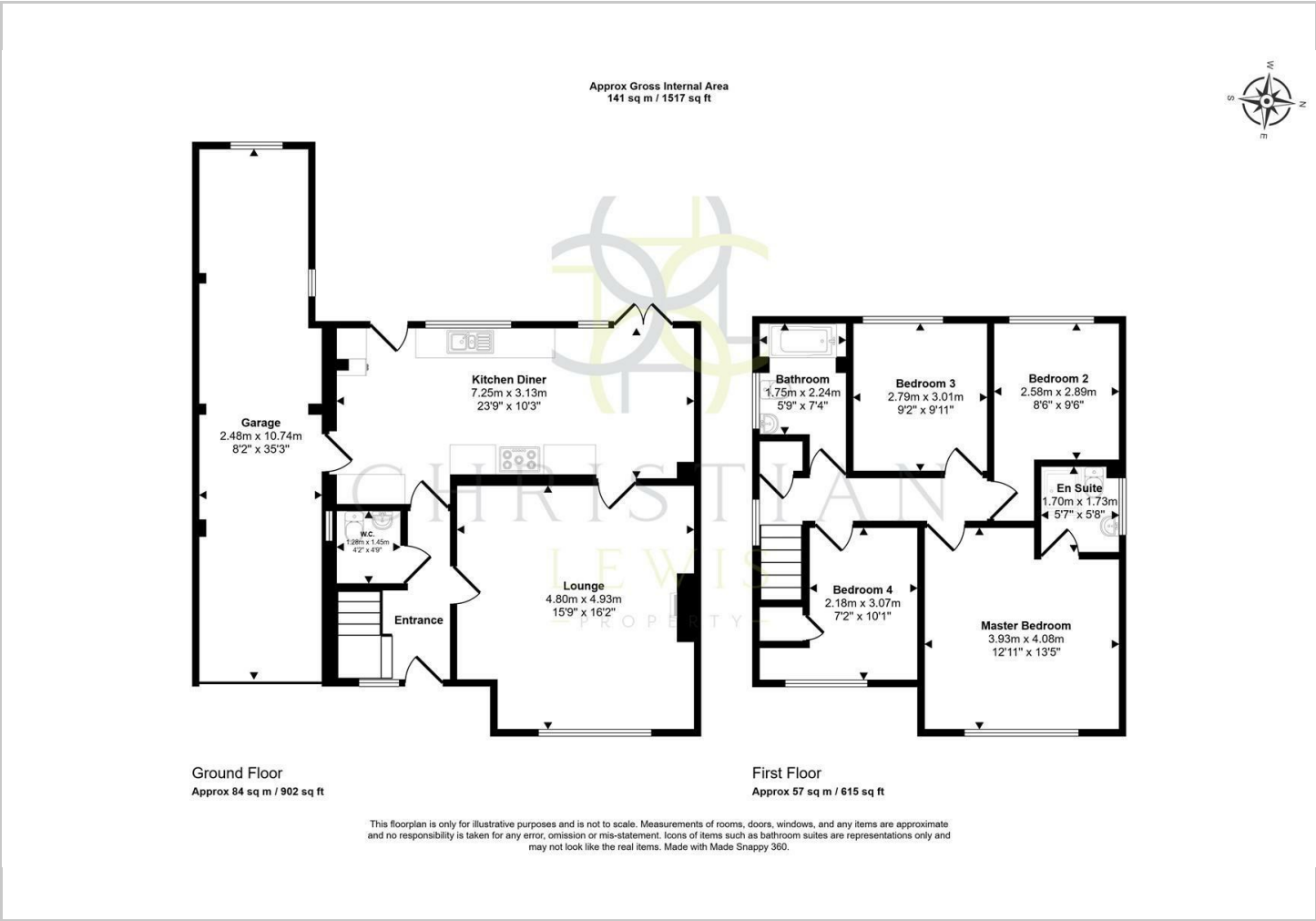
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.







Floor Plans

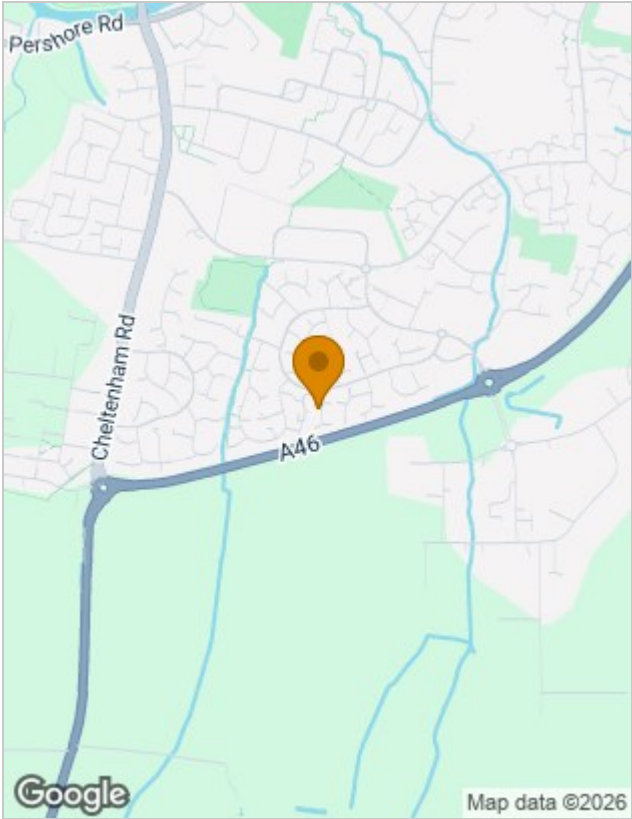


Viewing

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.

Location Map



Energy Performance Graph

