



40 Burlingham Avenue

Evesham, WR11 3EF

£1,400 PCM

 3  1  2  D



CHRISTIAN
LEWIS
— PROPERTY —

40 Burlingham Avenue

Evesham, WR11 3EF

|| AVAILABLE JULY || 3 BEDROOMS || GREAT LOCATION ||
DUAL LIVING ROOMS ||

A beautifully presented three-bedroom semi-detached home available to let, ideally located on the sought-after Burlingham Avenue set within the popular Bengeworth area of Evesham.

Finished to a high standard throughout, the property offers spacious and well-maintained accommodation comprising: an inviting entrance hall, a bright front reception room with a large bay window and feature only fireplace, and an open-plan kitchen/dining area complete with a modern fitted kitchen and additional feature only fireplace, with access to both the side lobby and rear garden. The side lobby includes a utility area and W.C., with a further door to the garden.

Upstairs, the property provides two generous double bedrooms, a good-sized single bedroom, accompanied by a stylish, modern family bathroom with bath, shower over bath, wc and basin.

Externally, the home benefits from a private driveway offering off-road parking. Additionally, there is a wonderful, large rear garden predominantly laid to lawn.

Burlingham Avenue is located in an ideal position, close to amenities such as supermarket, convenience store, church and primary school and also offers great vehicle links to large nearby Cities and Towns. If walking is more suitable, it is located on the edge of Evesham where you are able to walk into the Town, or alongside the River Avon. Evesham is a traditional market town known for its famous Asparagus!





Important Property Details

The property is offered on an unfurnished basis
Council Tax Band - C
Energy Performance Rating - D
Main Heating Source - Gas central heating

We recommend that you check the following to ensure the property suits your requirements:

To Check Broadband Availability - Ofcom Broadband Checker

To Check Mobile Availability - Ofcom Mobile Checker

Additional Property Details - Wychavon - My Local Area

DISCLOSURE

Whilst we make enquiries with the property owner 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 owner.

Please inform us if you become aware of any information being inaccurate.

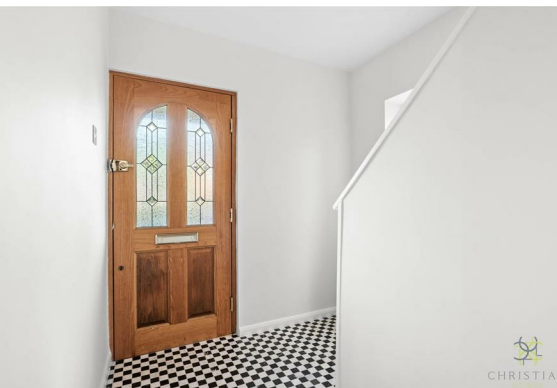
Important Application & Tenancy Costs Information

A refundable holding deposit equivalent of one weeks rent will be required upon provisional acceptance of application to secure the property until all checks have been completed.

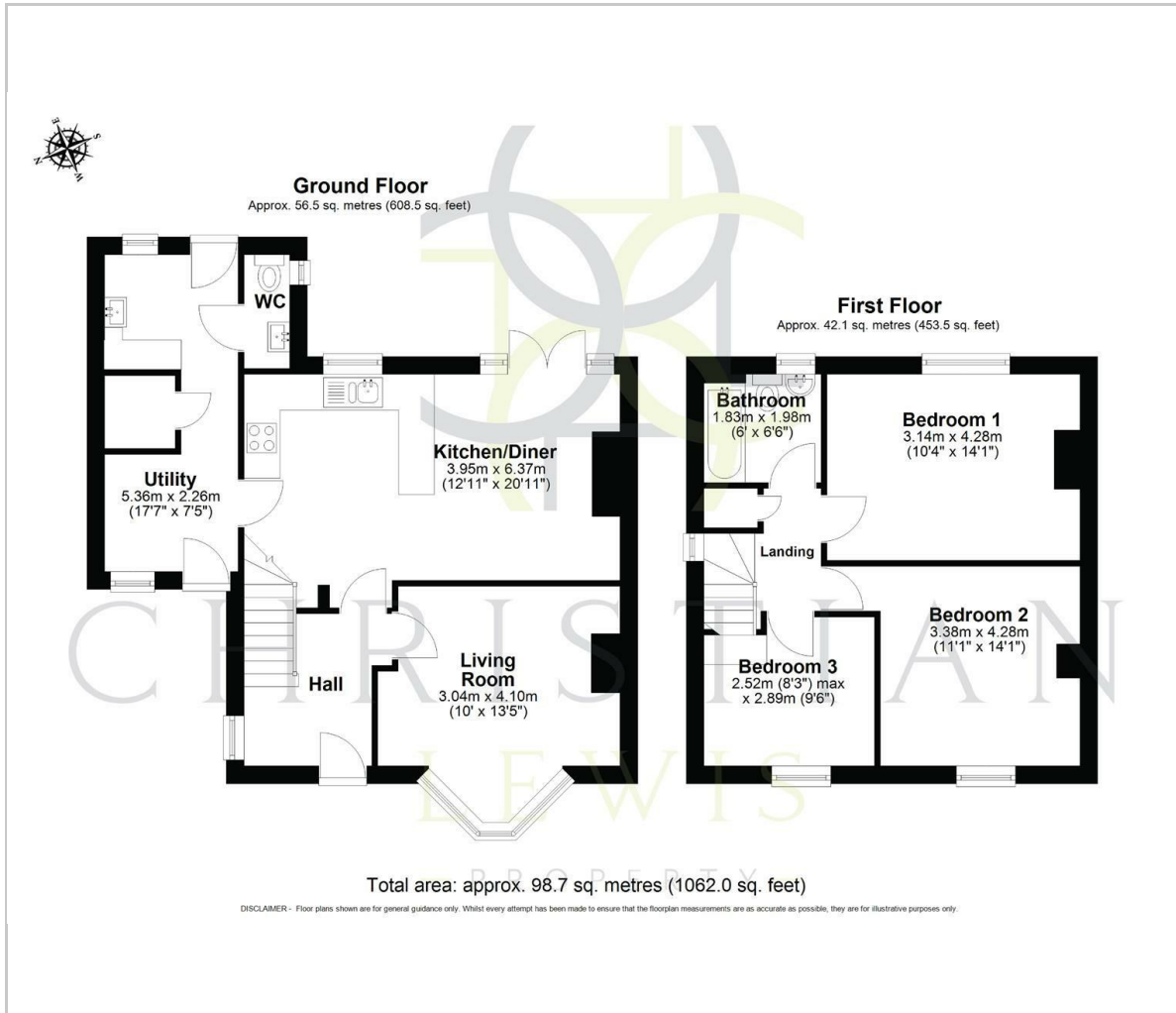
Following successful completion of all referencing checks the one weeks deposit will be transferred to your tenancy account and used towards the first months rent, unless otherwise agreed.

The holding deposit is non refundable in the following situations and instead used to contribute towards incurred costs;

- You and/or any of your co-applicants decide to withdraw from the process after this application is submitted to us.
- No legal authority to rent (Failing Right to Rent Checks)



Floor Plan



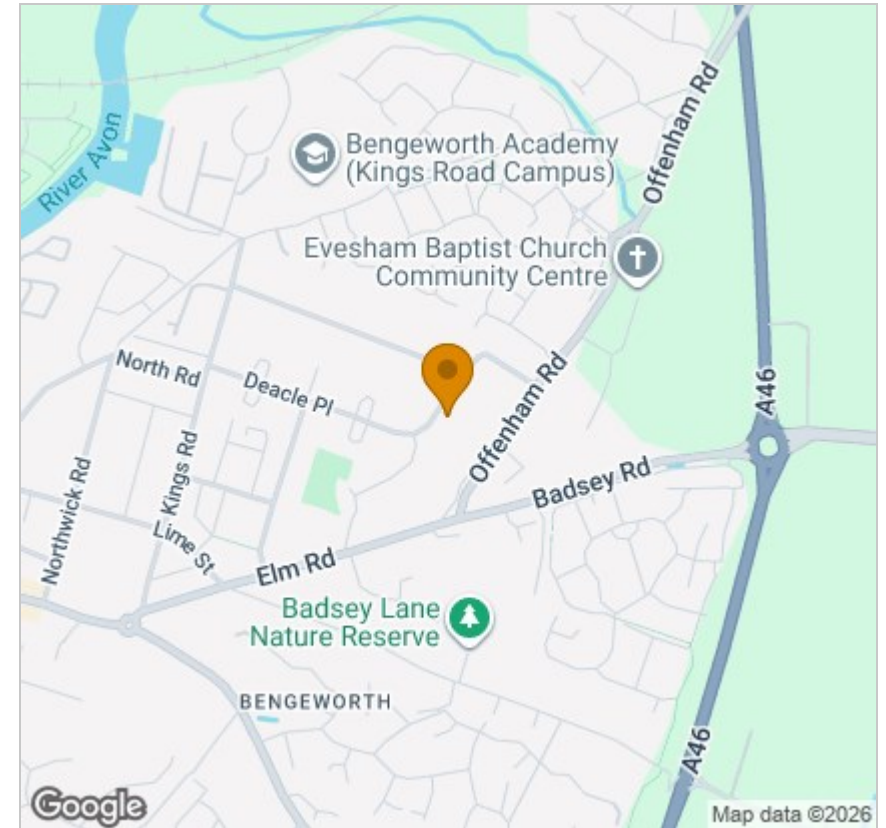
Viewing

Please contact our Evesham Lettings Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

Area Map



Energy Efficiency Graph

