37 Forest Gate, Evesham, WR11 1XZ

Asking price £219,950

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CHRISTIAN LEWIS PROPERTY

37 Forest Gate

Evesham, WR11 1XZ

- Chain free
- Well presented throughout
- Conservatory plus loft room
- Deceptively spacious

A CHAIN FREE TWO BEDROOM STARTER HOME WITH CONSERVATORY AND LOFT ROOM WHICH COUD BE CONVERTED (STPP)

An excellent opportunity to acquire this deceptively spacious two-bedroom starter home, ideally situated within the ever-popular Forest Gate development. Perfect for first-time buyers, young families, or investors alike, this well-presented property offers generous living accommodation throughout and excellent potential for future enhancement.

The accommodation briefly comprises a welcoming entrance hallway, a fitted kitchen, and a spacious lounge/dining room that provides an ideal space for both everyday living and entertaining. To the rear of the property, a conservatory offers additional versatile living space and enjoys pleasant views over the garden.

On the first floor, there are two well-proportioned bedrooms and a family bathroom. In addition, the property benefits from a loft room, offering excellent potential for conversion into further accommodation, subject to the necessary planning permissions and building regulations (STPP).

Externally, the property boasts a private rear garden, perfect for outdoor relaxation, gardening, or entertaining guests. Further benefits include an allocated parking space, providing convenient off-road parking.

Combining a sought-after location with spacious accommodation and future potential, this attractive home represents a fantastic opportunity for those looking to establish themselves in one of the area's most desirable residential developments.

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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 B
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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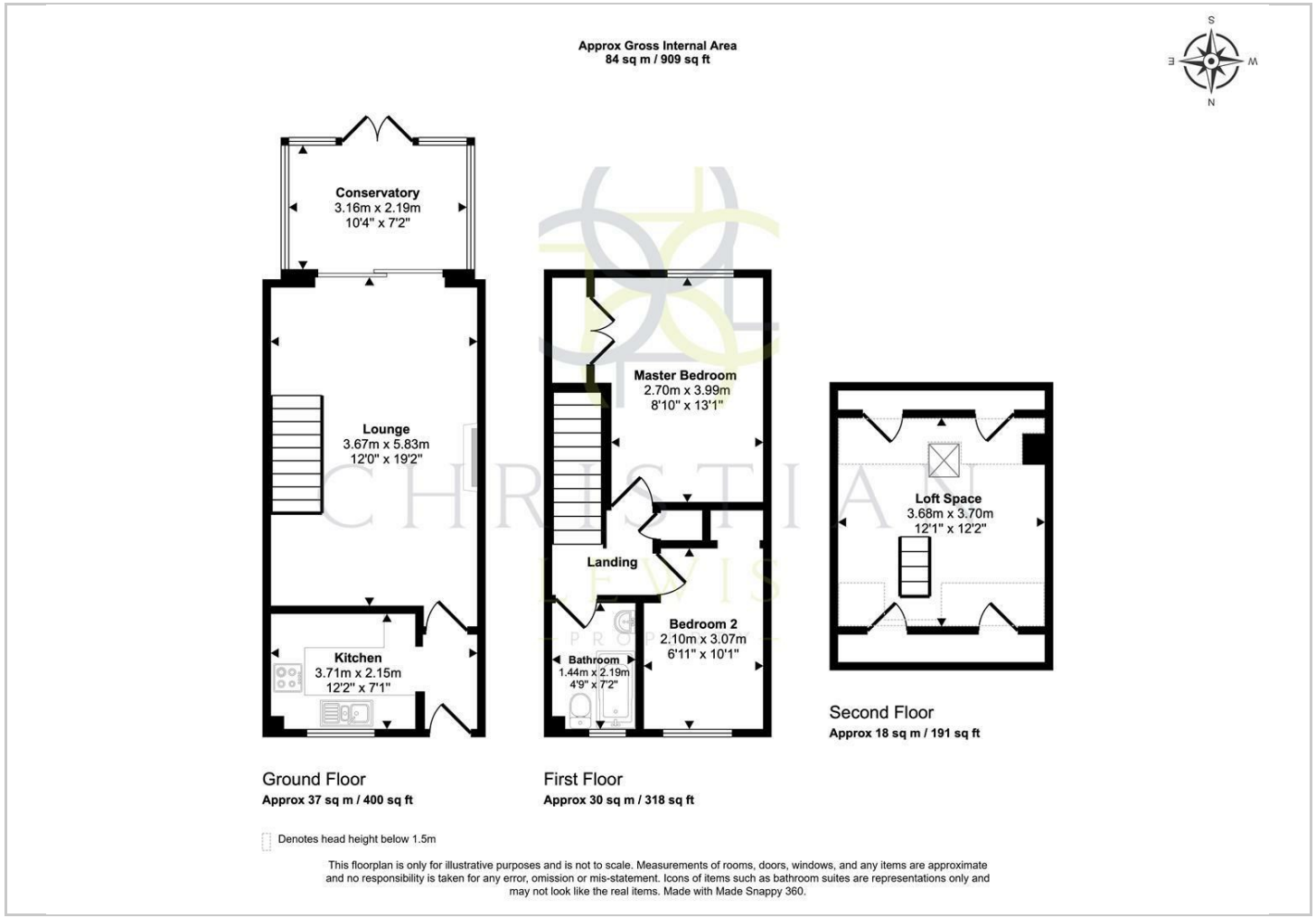
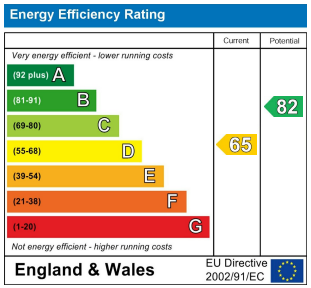
Floor Plans



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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