



115 Forest Gate, Evesham, WR11 1XZ

Offers over £180,000

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# 115 Forest Gate

Evesham, WR11 1XZ

- Two bedrooms
- New kitchen
- Allocated parking
- The ideal buy to let

AVAILABLE TO THE WHOLE MARKET - INCLUDING FIRST TIME BUYERS!

An excellent investment opportunity to acquire a well-presented freehold two-bedroom home, offered with a tenant in situ and currently achieving a yield in excess of 5% based on the purchase price. The property has been well maintained by the current owners and represents an ideal addition to a professional landlord's portfolio.

The accommodation is arranged over two floors and comprises a welcoming entrance hall, a recently refitted modern kitchen, and a spacious lounge/dining room providing a comfortable living and entertaining space. To the first floor are two well-proportioned bedrooms and a contemporary family bathroom.

Further benefits include allocated parking and a private rear garden, enhancing the property's overall appeal to tenants. This is a turnkey investment offering immediate income with minimal initial outlay.



#### 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 B

#### 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.

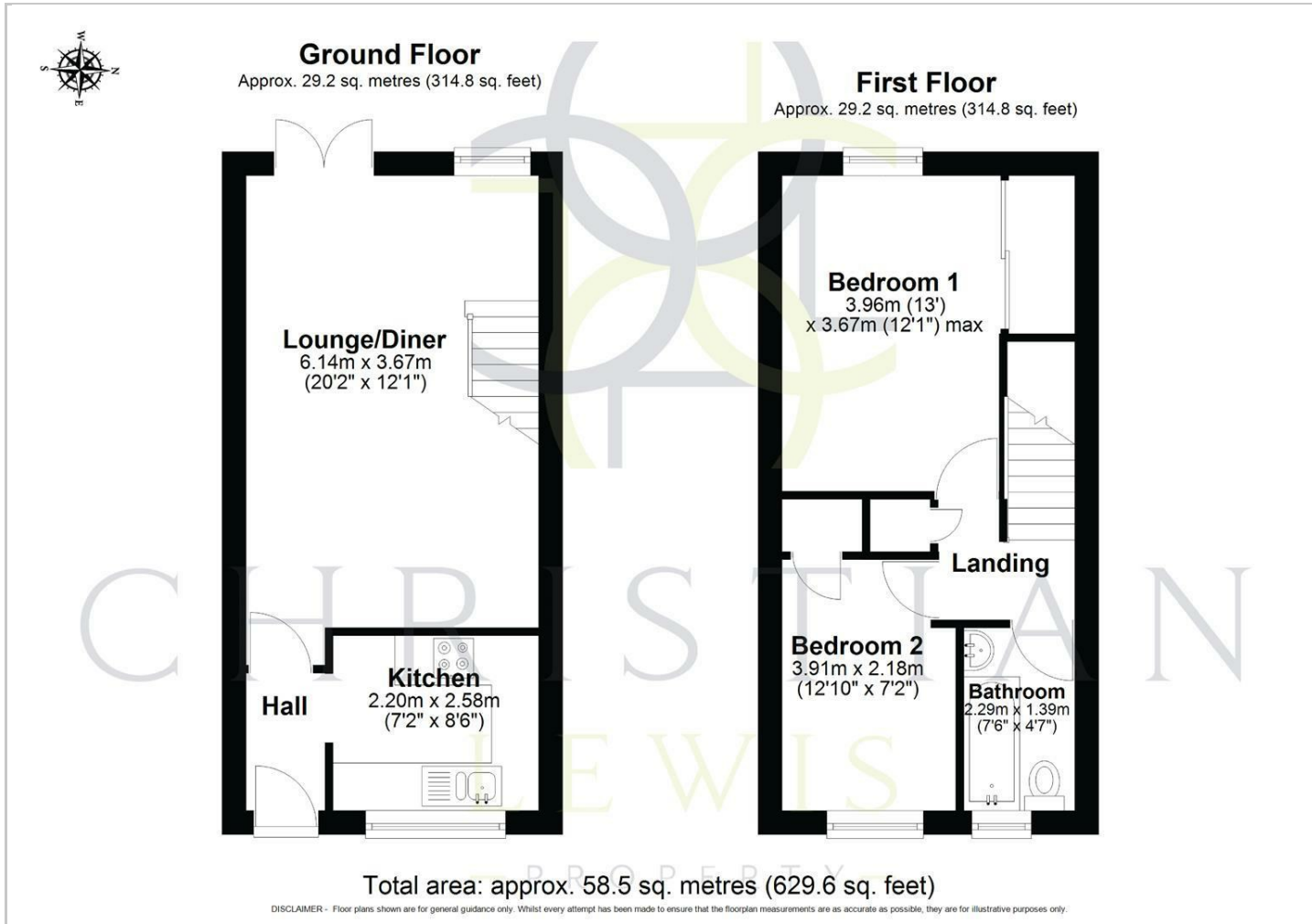
Please inform us if you become aware of any information being inaccurate.







## Floor Plans



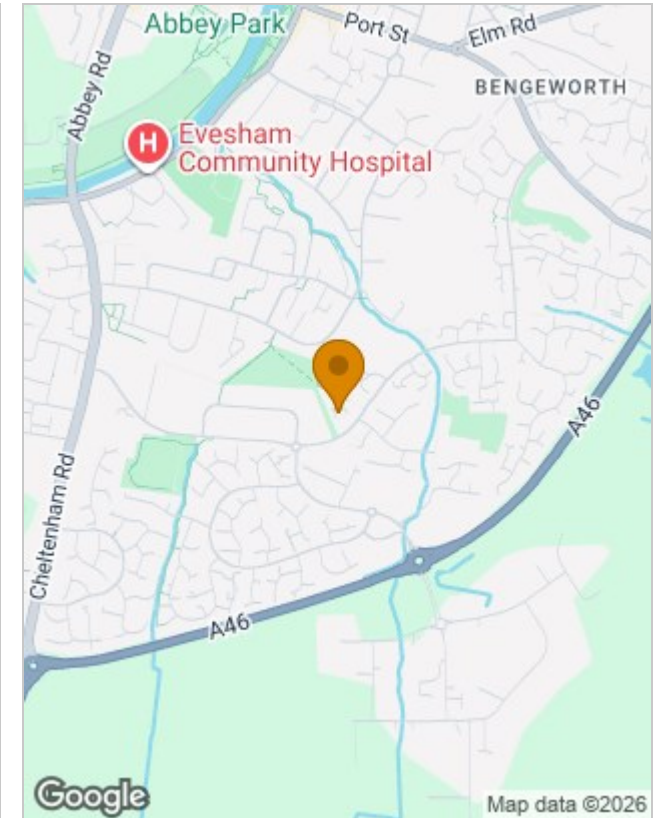
## Viewing

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

