



46 Sycamore Avenue, Evesham, WR11 1YE

Guide price £240,000





46 Sycamore Avenue

Evesham, WR11 1YE

- Chain free
- Two bedrooms
- Parking and garage
- Garden

CHAIN FREE STARTER HOME IN A SUPER POSITION

This is an excellent opportunity to acquire a property brimming with potential, offered to the market with the significant advantage of no onward chain, ensuring a smoother and more straightforward purchasing process.

The home is ideally suited to a wide range of buyers, including first-time purchasers looking to step onto the property ladder, as well as downsizers seeking a manageable and well-located residence without compromising on comfort or practicality.

Internally, the property offers a well-proportioned layout. The ground floor comprises a welcoming lounge, providing a comfortable space for relaxation, alongside a kitchen/diner that offers ample room for both cooking and dining, making it a practical and sociable area of the home.

To the first floor, there are two bedrooms, both offering flexibility for use as sleeping accommodation, a home office, or guest space, along with a family bathroom serving the upper level.

Externally, the property continues to impress with the added benefits of off-road parking, a single garage providing additional storage or secure parking, and a rear garden—ideal for outdoor enjoyment, gardening, or entertaining.

Overall, this property represents a fantastic opportunity to secure a home with scope to personalise and add value, in a format that appeals to a broad spectrum of buyers.

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Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon

Council Tax Band: We understand that the Council Tax Band for the property is Band B
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.

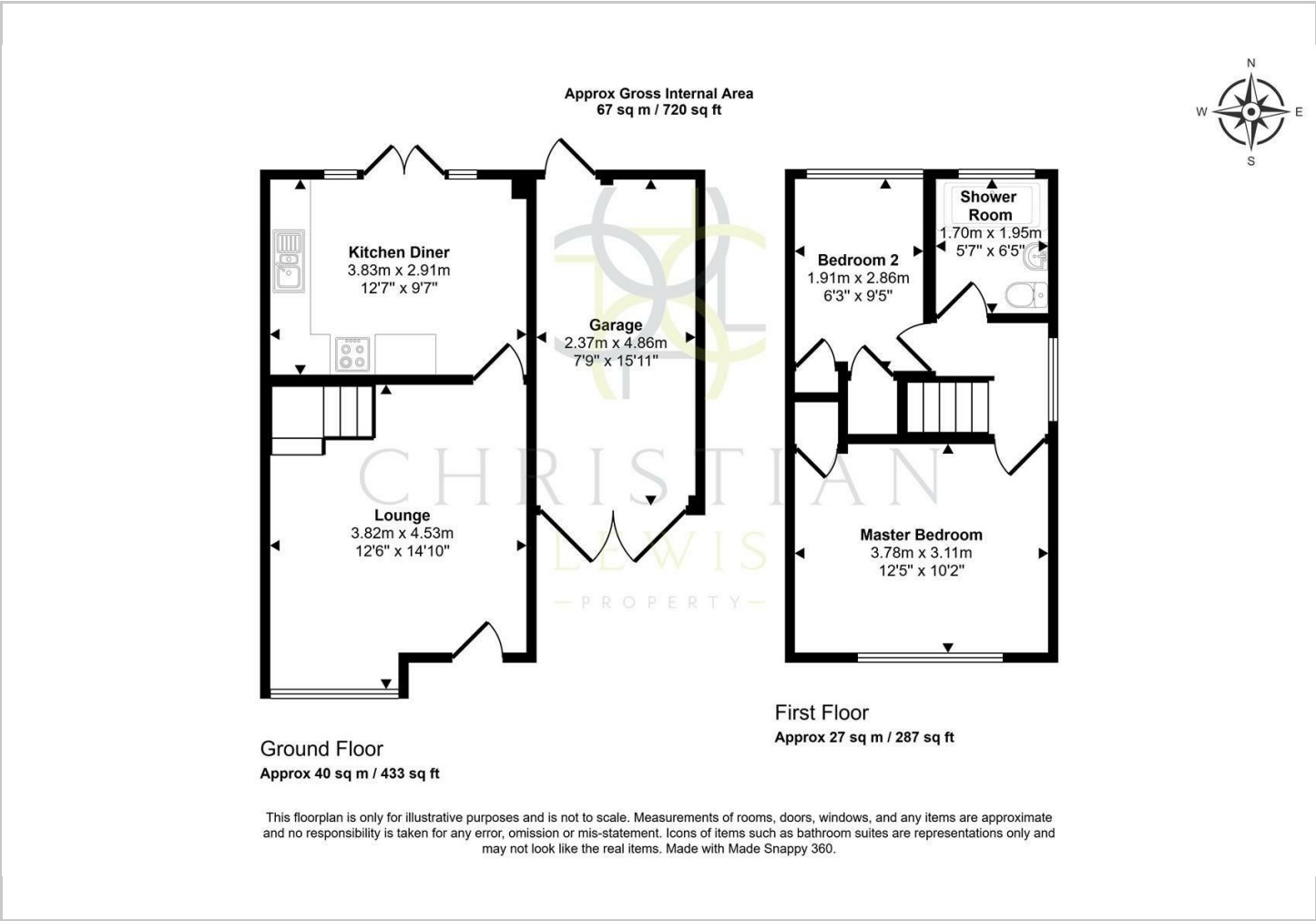
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.



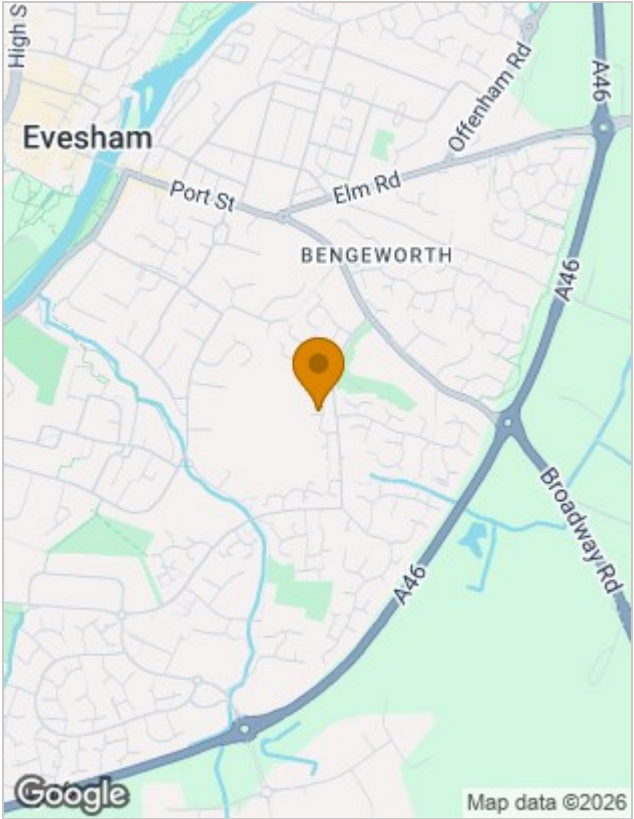




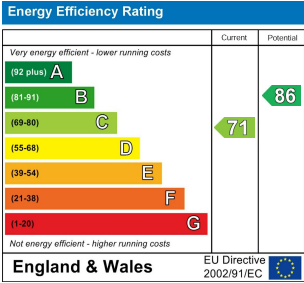
Floor Plans



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.