

18 Allardene, Evesham, WR11 1EA

Guide price £340,000

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CHRISTIAN LEWIS PROPERTY



18 Allardene

Evesham, WR11 1EA

- Four bedrooms with ample downstairs space
- Ample parking plus tandem garage
- Close to amenities
- Two bathrooms
- South facing rear garden
- Offering potential to make your own

LOCATED DOWN A NO THROUGH ROAD, AMPLE PARKING AND LARGE GARDEN

A spacious and attractive family home, offering versatile accommodation arranged over two floors, generous parking and a particularly appealing south-west facing rear garden.

The property is entered via a welcoming entrance hall which leads into a bright and comfortable living room, benefiting from a bay window to the front. To the rear, a separate dining room provides an ideal space for family meals and entertaining, with access through to a useful utility area complete with shower cubicle and a separate w/c.

The kitchen/diner forms the heart of the home, offering ample space for both cooking and everyday family life. The room flows naturally into a large conservatory, creating an excellent additional living space filled with natural light and enjoying pleasant views over the garden. This versatile area provides a lovely place to relax, entertain or simply enjoy the outlook.

To the first floor, there are four well-proportioned bedrooms, providing flexibility for family living, guests or home working. The principal bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a modern family bathroom.

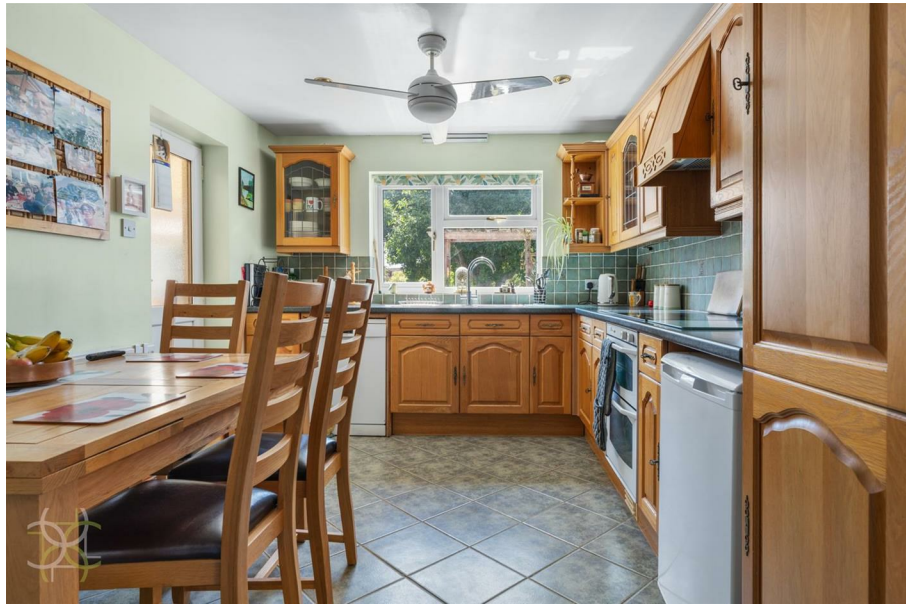
Externally, the property occupies a generous plot with ample off-road parking for several vehicles, together with access to a single garage. The mature south-west facing rear garden is a particular highlight, being thoughtfully landscaped and featuring an attractive rock garden and seating area positioned towards the top. This provides an ideal space for outdoor entertaining or simply enjoying the afternoon and evening sunshine.

Overall, this appealing home offers spacious and versatile accommodation combined with excellent outdoor space, making it an ideal choice for families and those seeking a comfortable and well-located property in the town.





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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 D
EPC Rating C

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 £60 (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.



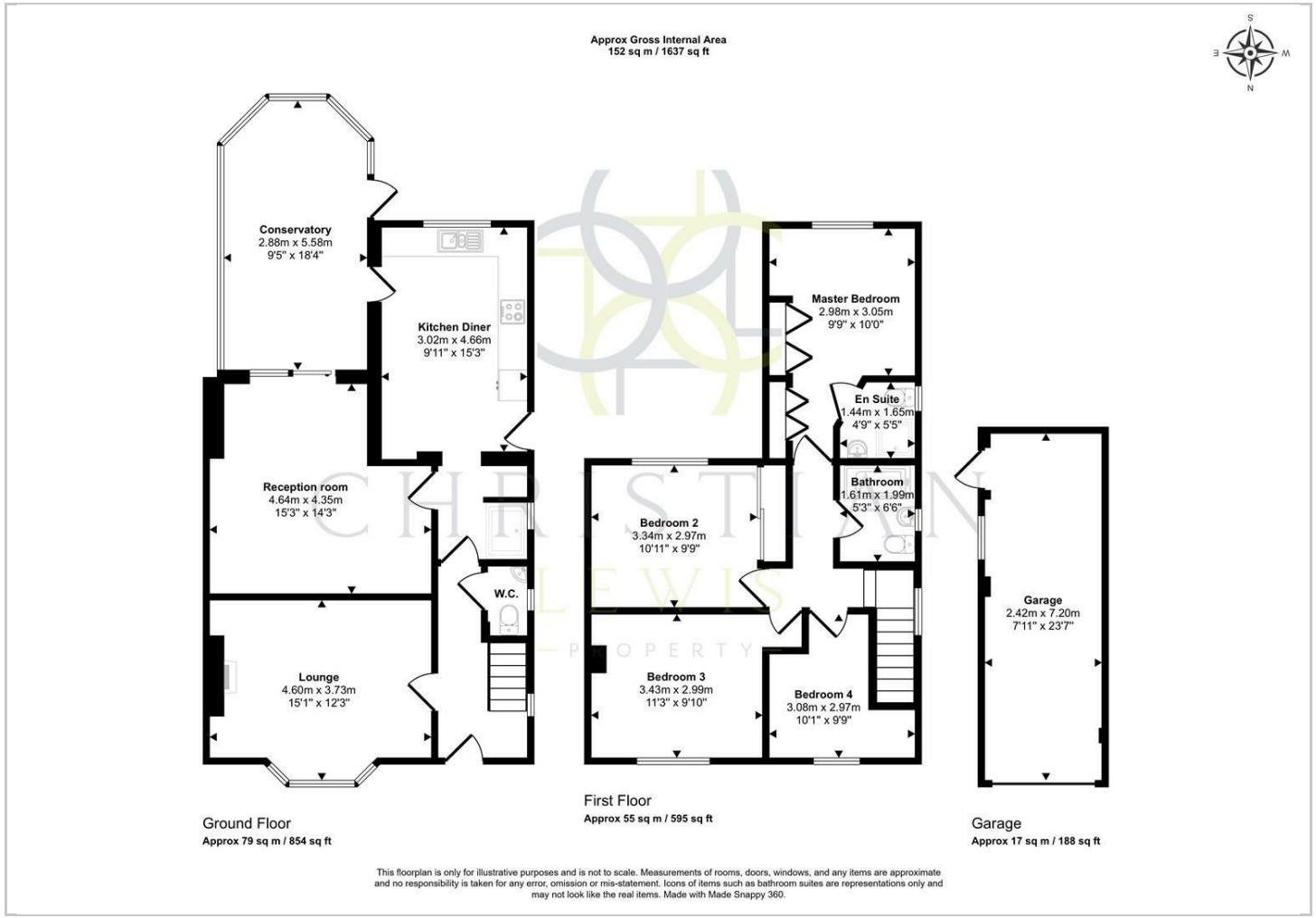




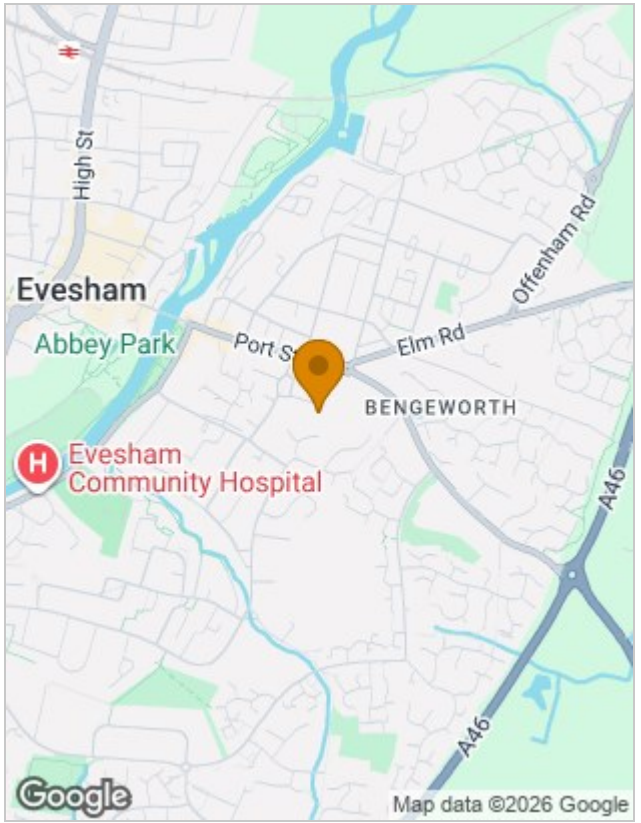



SLEEP

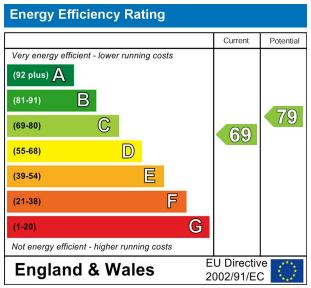
Floor Plans



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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