



17 Laburnum Drive, Evesham, WR11 1XW

Guide price £225,000





17 Laburnum Drive

Evesham, WR11 1XW

- Two-bedroom semi-detached house
- Ideal for first-time buyers, downsizers or investors
- Spacious lounge/diner
- Modern shower room
- Off-road parking
- Popular residential location
- Well-presented throughout
- Fitted kitchen with ample storage and worktop space
- Private, enclosed rear garden
- Convenient access to local amenities, schools and transport links

A well-presented two-bedroom semi-detached home, ideally situated within a popular residential area of Evesham.

This attractive property offers a superb opportunity for first-time buyers, downsizers, or investors alike, combining practical living space with a pleasant, low-maintenance garden and off-road parking.

The accommodation briefly comprises a welcoming entrance hallway with useful storage, leading through to a generous lounge/diner which provides an excellent space for both relaxing and entertaining, with direct access out to the rear garden. The kitchen is well-appointed with a range of fitted units and work surfaces, offering a functional layout with ample storage.

To the first floor, there are two bedrooms, including a particularly spacious principal bedroom with built-in storage, alongside a second bedroom ideal for guests, a home office, or nursery. The accommodation is completed by a modern shower room.

Externally, the property benefits from a private rear garden, mainly laid to lawn with a patio seating area and a useful garden shed, all enclosed by fencing. To the front, there is off-road parking.

Laburnum Drive is a well-regarded location within Evesham, offering convenient access to local amenities, schools, and transport links.

This is a fantastic opportunity to secure a well-maintained home in a desirable location, and early viewing is highly recommended.



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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 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.

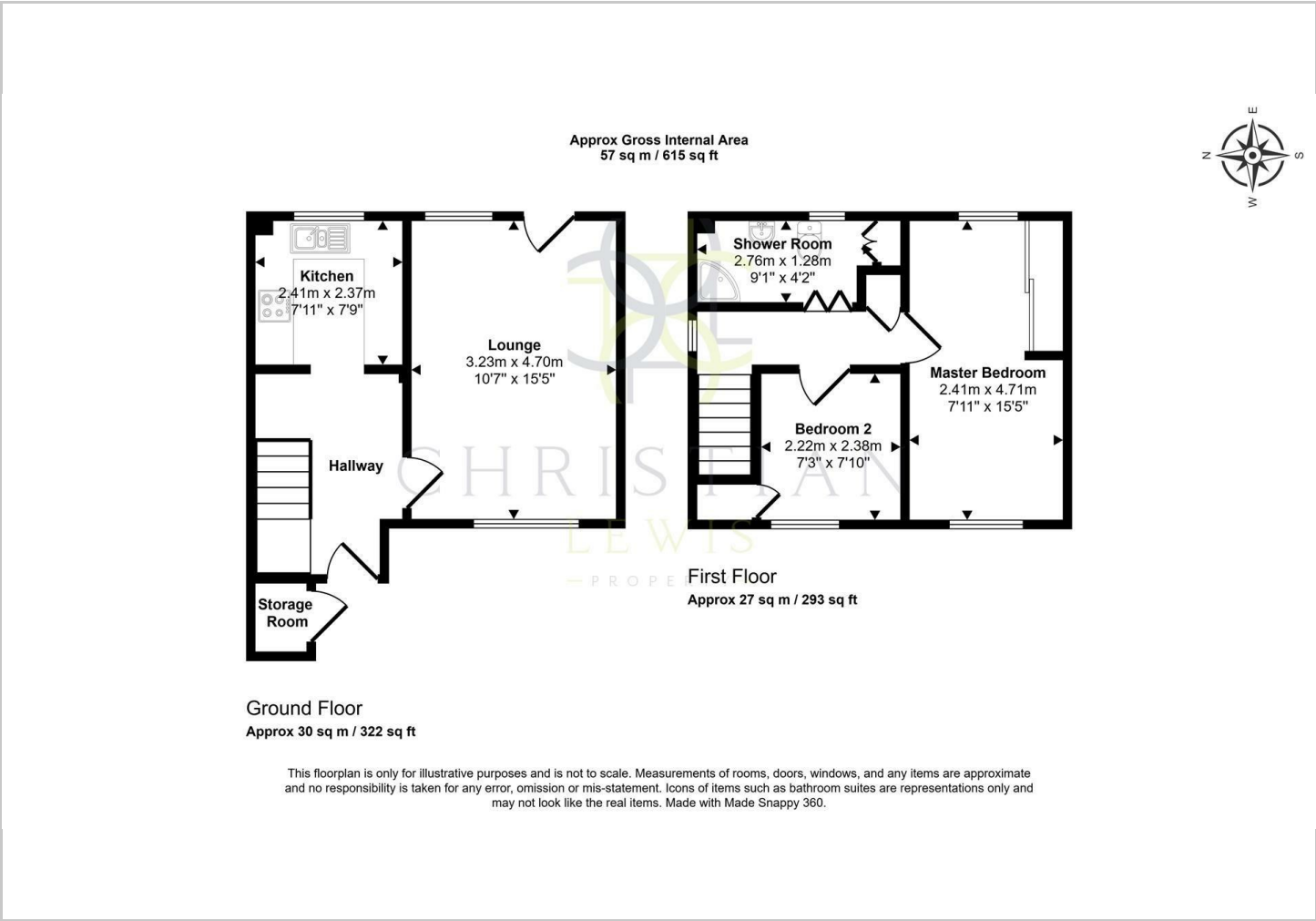
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.





Floor Plans



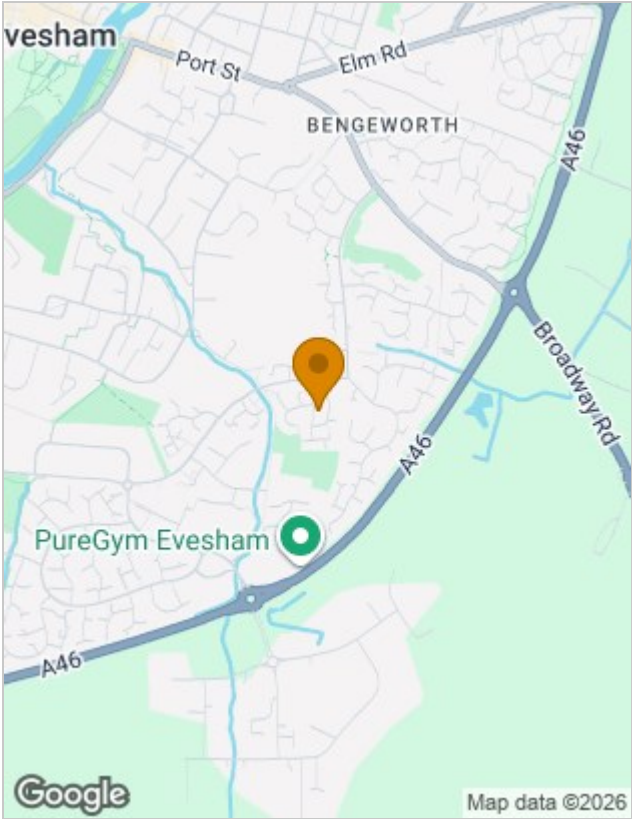
Viewing

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

