



9 Marigold Close, Evesham, WR11 3EW

Guide price £575,000





9 Marigold Close

Evesham, WR11 3EW

- A fabulous four bedroom detached family home with three bathrooms
- Show home condition throughout
- Double fronted located down a no through road
- It must be viewed to appreciate the size, location and condition on offer

AN IMPOSING DETACHED FAMILY HOME LOCATED IN A WONDERFUL PEACEFUL POSITION ACCESSED VIA A PRIVATE DRIVEWAY

Offering in excess of 2,000 sq ft, this impressive executive detached family home represents a fantastic opportunity to acquire a substantial and beautifully presented property, offered to the market in excellent show home condition.

Tucked away along a private road, the setting is undoubtedly one of the property's key selling features, providing a peaceful and desirable environment whilst also offering excellent accessibility to local amenities and transport links. The home itself is modern, energy efficient and thoughtfully designed, providing generous and versatile accommodation ideal for contemporary family living.

The ground floor comprises a welcoming entrance hall leading to a spacious lounge, together with a recently refitted kitchen/diner which provides an excellent central hub for family life and entertaining. There is also a separate utility room and a dedicated study, ideal for those working from home or requiring additional flexible space.

To the first floor are four well-proportioned bedrooms, two of which benefit from their own en-suite shower rooms, in addition to a family bathroom. The bedroom accommodation provides excellent flexibility, whether required for a growing family, visiting guests or those seeking dedicated home-working space.

Externally, the property enjoys a private rear garden, incorporating a patio area and garden room. The garden room provides a particularly useful addition to the property and could lend itself to a variety of uses, including a home office, hobby room or additional entertaining space.



Guide price £575,000



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 F
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.

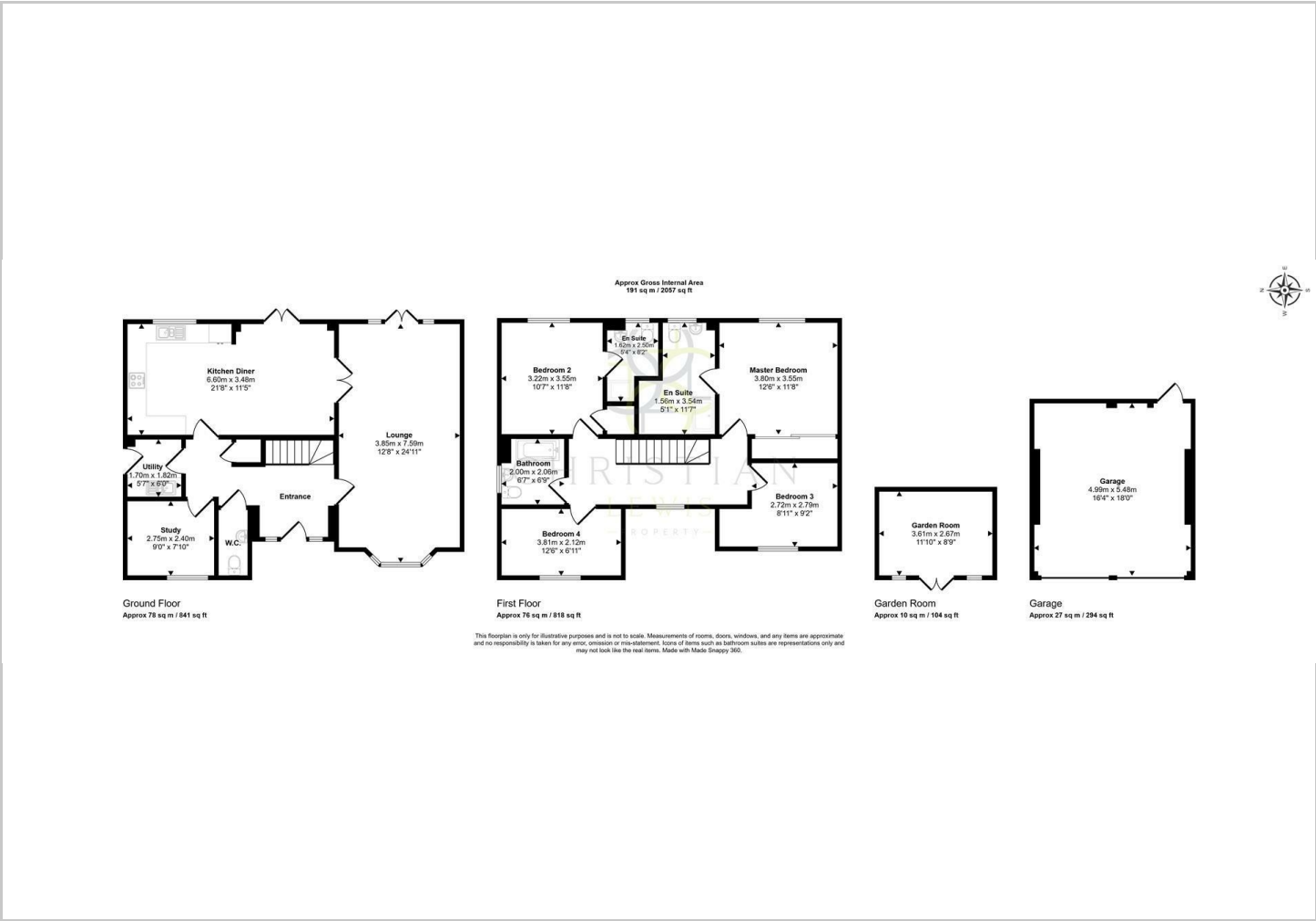
Disclaimer

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.





Floor Plans



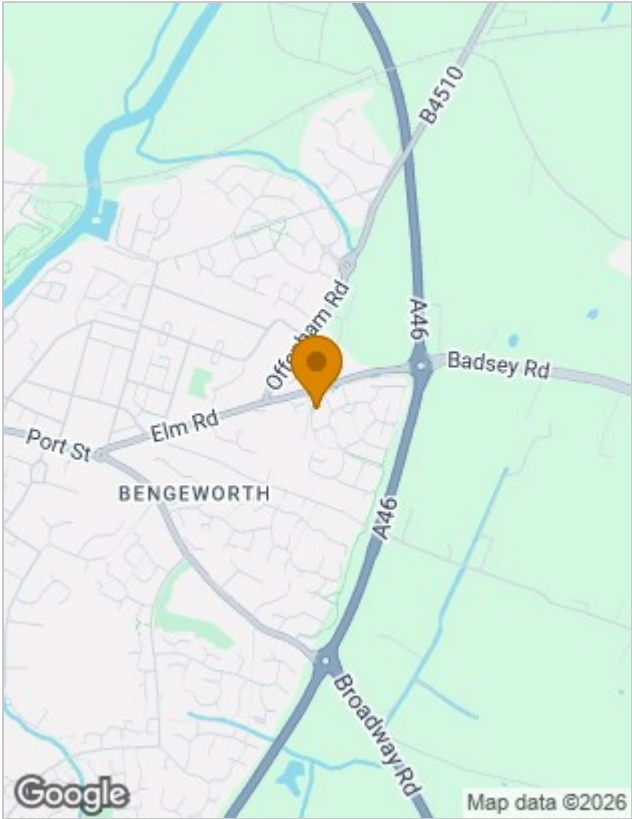
Viewing

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.

86 High Street, Evesham, Worcestershire, WR11 4EU
Tel: 01386 442929 Email: sales@christianlewisproperty.co.uk www.christianlewisproperty.co.uk

Location Map



Energy Performance Graph

