



11 St. Pauls Close, Evesham, WR11 2EY

Offers over £300,000

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CHRISTIAN
LEWIS
—PROPERTY—



11 St. Pauls Close

Evesham, WR11 2EY

- Four bedrooms
- Parking
- Great value
- Extended
- Close to amenities
- Must be viewed to be appreciated

EXTENDED FOUR BEDROOM FAMILY HOME | POPULAR CUL-DE-SAC LOCATION | GENEROUS & FLEXIBLE LIVING ACCOMMODATION | OFF-ROAD PARKING | ENCLOSED REAR GARDEN

This impressive and substantially extended four-bedroom family home occupies a desirable position within a popular cul-de-sac on the ever-popular Charity Crescent development. Ideally situated close to a range of local amenities, schools and transport links, the property offers generous and flexible accommodation arranged over two floors, making it an ideal choice for growing families.

The property benefits from a spacious and versatile ground floor, providing a number of reception areas that can be adapted to suit a variety of family needs. To the rear, there is a well-maintained and enclosed garden, while the front of the property provides off-road parking for two vehicles.

Internally, the accommodation is well proportioned throughout and offers excellent flexibility, with the ground floor comprising an entrance hall, spacious living room, kitchen, dining area, additional family room and a convenient ground floor WC.

To the first floor, there are four well-proportioned bedrooms, together with a family bathroom. The generous bedroom accommodation provides plenty of space for a growing family, with the flexibility for bedrooms to also be utilised as a home office, nursery, dressing room or hobby space, depending on individual requirements.

Further benefits include gas central heating and double glazing throughout.



Offers over £300,000



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 C
EPC Rating B

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.

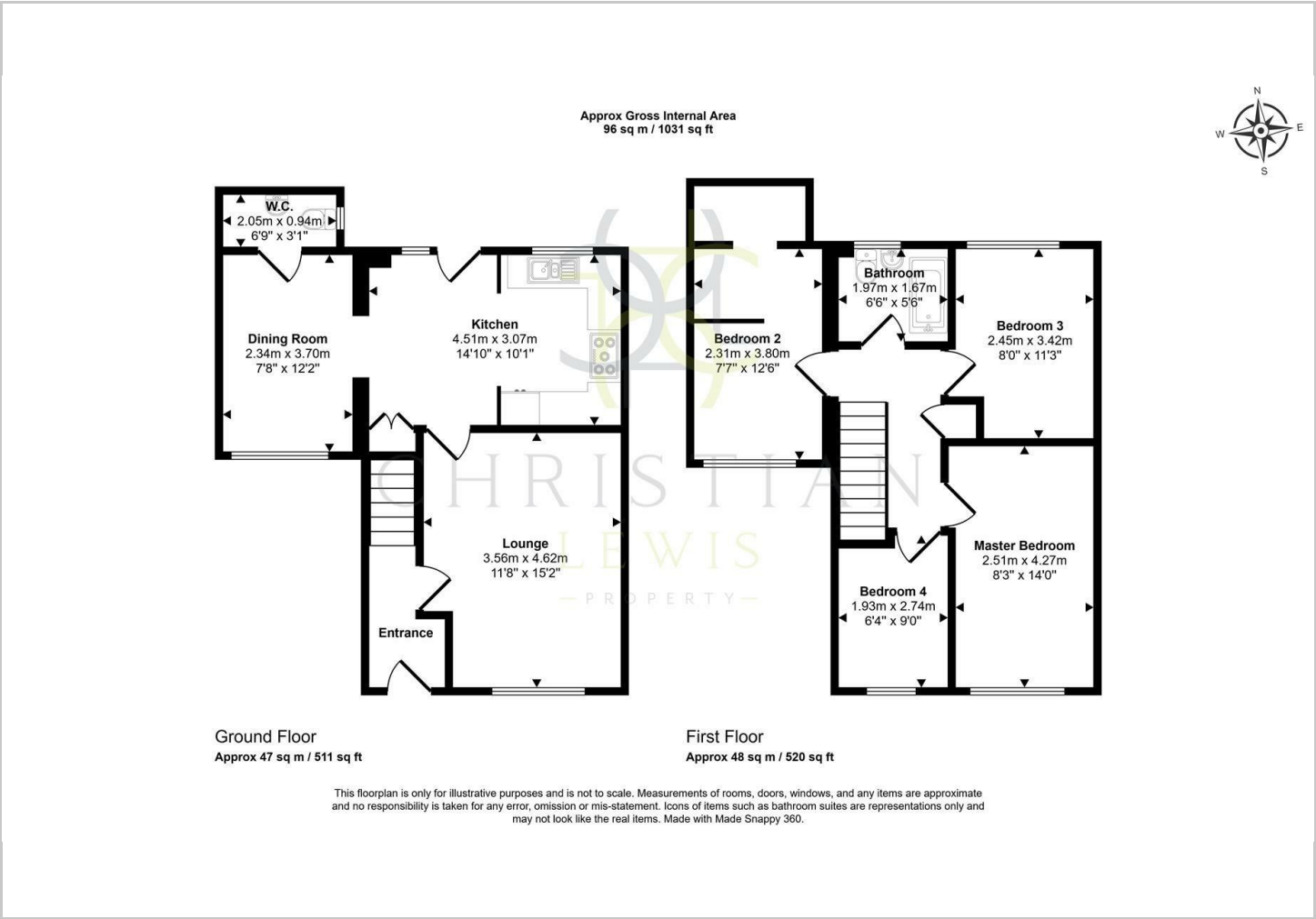
Disclaimer

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

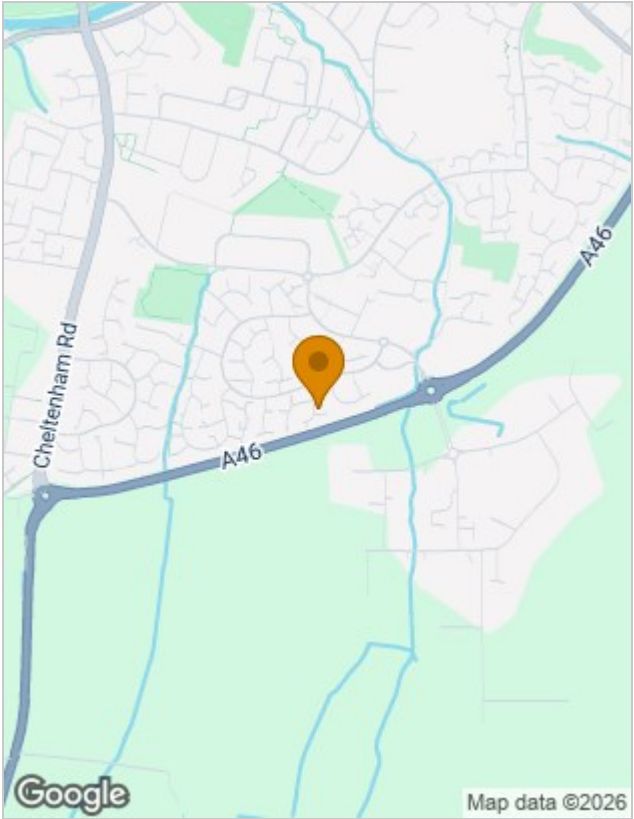


Viewing

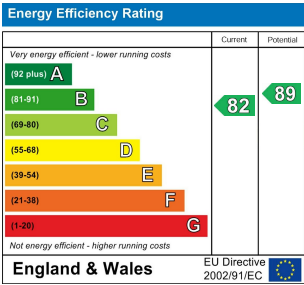
Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

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Location Map



Energy Performance Graph



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.