20 New Road, Evesham, WR11 2NG

Offers over £230,000

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CHRISTIAN LEWIS PROPERTY

RODEO
CARBON NEUTRAL

# 20 New Road

## Evesham, WR11 2NG

- A three bedroom family home which is well presented throughout
- Lovingly owned and upgraded by the current owner
- Large driveway providing ample parking
- Close to Evesham's amenities

LARGE DRIVEWAY PROVIDING PARKING FOR MULTIPLE CARS

A beautifully refurbished and upgraded end-of-terrace Victorian home, conveniently situated within easy reach of the town centre and its excellent range of amenities.

The property retains a wealth of original character and has been thoughtfully updated to provide comfortable and stylish modern living. The accommodation comprises an entrance hallway with stairs rising to the first floor and a doorway leading into the lounge. The lounge features an attractive original fireplace, useful under-stairs storage currently utilised as a pantry, and access through to the re-fitted kitchen.

The kitchen has been finished with a range of bespoke light grey cabinetry, complemented by wood-effect roll-edge work surfaces. There is an integrated oven and hob, cleverly incorporated into the original fireplace, together with a range of integrated white goods. A door from the kitchen provides access to the rear garden, while there is also access to the shower room. The shower room features a walk-in double shower, WC and vanity wash hand basin, all thoughtfully styled to complement the character and era of the property.

To the first floor, the landing provides access to all three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite WC and wash hand basin.

Externally, the front garden has been gravelled to provide off-road parking for approximately four to six vehicles. To the rear is a low-maintenance courtyard-style garden, with a veranda providing an ideal space for outdoor dining and entertaining. The property also benefits from convenient side access via the rear.

Overall, this attractive Victorian home combines period charm with contemporary upgrades, offering well-presented and versatile accommodation in a convenient town-centre location.

## Offers over £230,000

### 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 B
EPC Rating D

### 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.

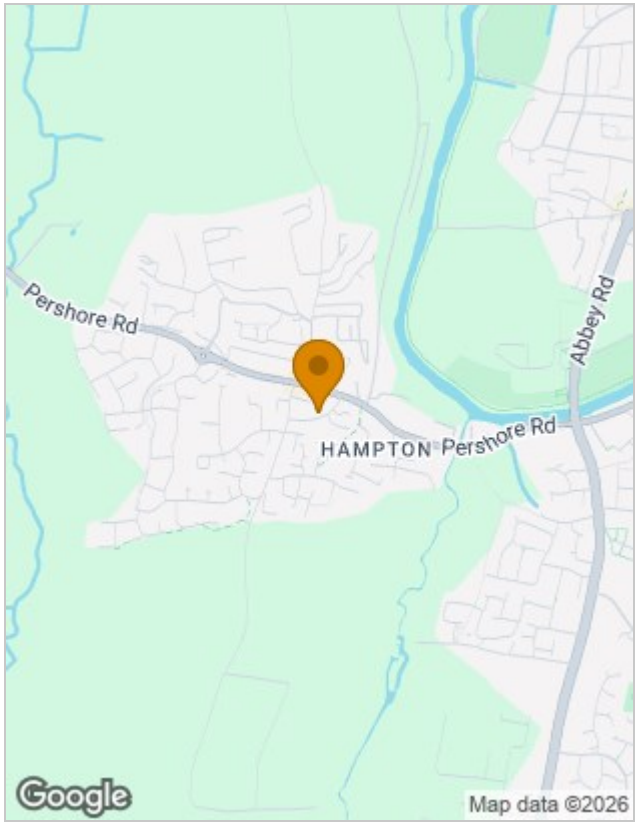
FORBIDDEN PLANET
AMAZING!
CINEMASCOPE

SEA

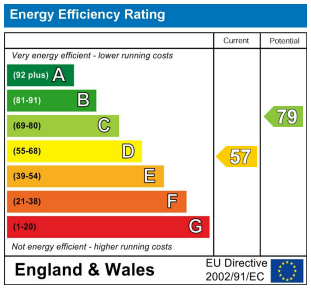
CH 1291
Ford
7ZMS816
CAMEL TROPHY
Mon - Sat
8 am - 6 pm
1 hour
No return
within 2 hours
Gulf
RACING TEAM
YG15 EYP
66

## 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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