38 Laurel Avenue, Evesham, WR11 1YQ

Offers over £230,000

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CHRISTIAN LEWIS PROPERTY

38 Laurel Avenue

Evesham, WR11 1YQ

- Three bedrooms
- Garage en bloc
- End of terrace
- Popular location

A GREAT VALUE THREE BEDROOM HOME WITH GARAGE EN BLOC

A superb three-bedroom end of terrace family home, ideally situated within a popular and established residential location. Lovingly cared for and enjoyed by the current owners for many years, the property presents an excellent opportunity for a first-time buyer, young family or investor looking for a well-proportioned home with plenty of potential.

The accommodation briefly comprises a welcoming entrance hall leading through to a comfortable lounge, together with a well-sized kitchen/diner providing a practical and sociable space for everyday family life and entertaining.

To the first floor, there are three well-proportioned bedrooms and a shower room, offering versatile accommodation for families, guests or those requiring a home office or study space.

Externally, the property benefits from a front garden, while to the rear is a particularly attractive private garden enjoying a sunny aspect, providing a pleasant outdoor space for relaxing, entertaining and enjoying the warmer months. Further benefits include a single garage, offering valuable additional storage and parking facilities.

This much-loved family home offers a fantastic combination of space, gardens and practical amenities, and represents an exciting opportunity for a buyer to make the property their own.

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 £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.

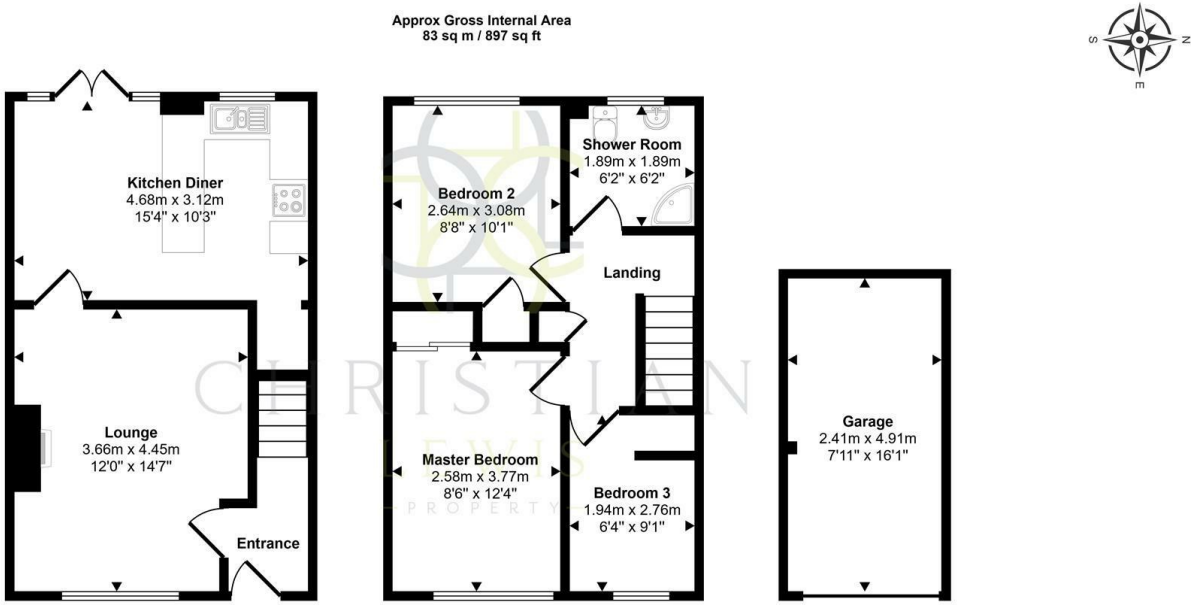
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

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.

Noddy
Follow your dreams

Floor Plans



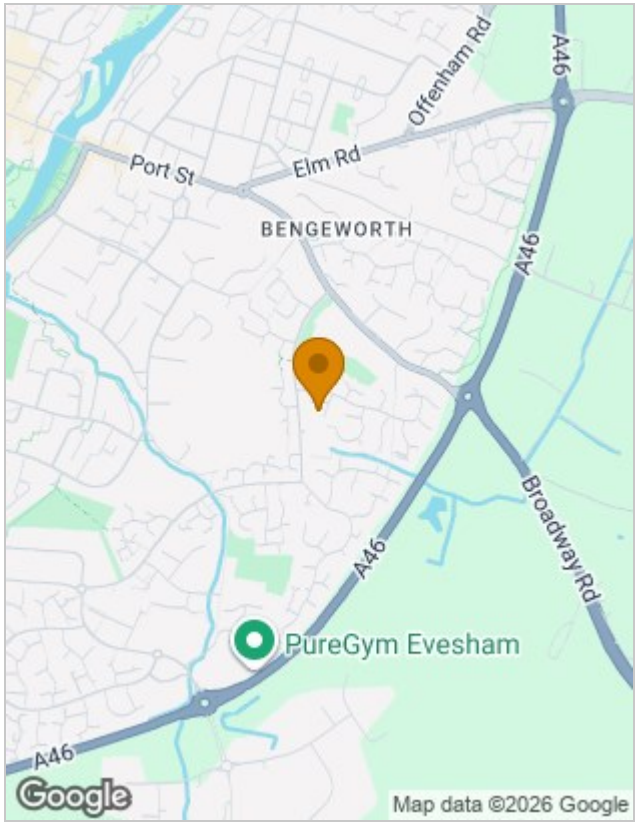
Ground Floor
Approx 36 sq m / 386 sq ft

First Floor
Approx 36 sq m / 384 sq ft

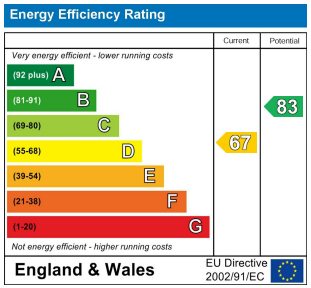
Garage
Approx 12 sq m / 128 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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