



55 Lichfield Avenue, Evesham, WR11 3EA

Guide price £500,000





55 Lichfield Avenue

Evesham, WR11 3EA

- A four bedroom non estate family home
- Ample parking
- Highly sought after road
- Individually built

Nestled within a mature, tree-lined avenue, this spacious detached family home enjoys a highly desirable location just a short walk from the town centre, with its riverside setting, cinema and excellent local amenities.

Built in 2006 to a high specification, this individually designed home offers beautifully presented and versatile accommodation, ideal for modern family living.

The welcoming entrance hall is filled with natural light from dual-aspect windows and leads to a cloakroom, an elegant dining room with a double-glazed bay window, and a generous dual-aspect living room featuring French doors that open onto the rear garden.

The well-appointed kitchen/breakfast room is fitted with a Delonghi Range Master cooker incorporating a five-ring gas hob, an integrated Gorenje dishwasher and freezer, and patio doors providing direct access to the garden - perfect for indoor-outdoor entertaining. A separate utility room offers additional practicality with a Miele washing machine, Hotpoint dishwasher and the gas combination boiler.

The first floor comprises an impressive principal bedroom with fitted wardrobes and a contemporary en-suite shower room, together with three further well-proportioned bedrooms, all benefiting from fitted wardrobes and shelving. There is also a family bathroom with shower.

Outside, the enclosed rear garden has been thoughtfully landscaped with a variety of mature plants and shrubs, creating an attractive and private outdoor space. The property also benefits from a garage and generous driveway with two separate entrances providing off-road parking for several vehicles.

Offering an exceptional combination of space, quality and location, this unique family home must be viewed to be fully appreciated.



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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 F
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.

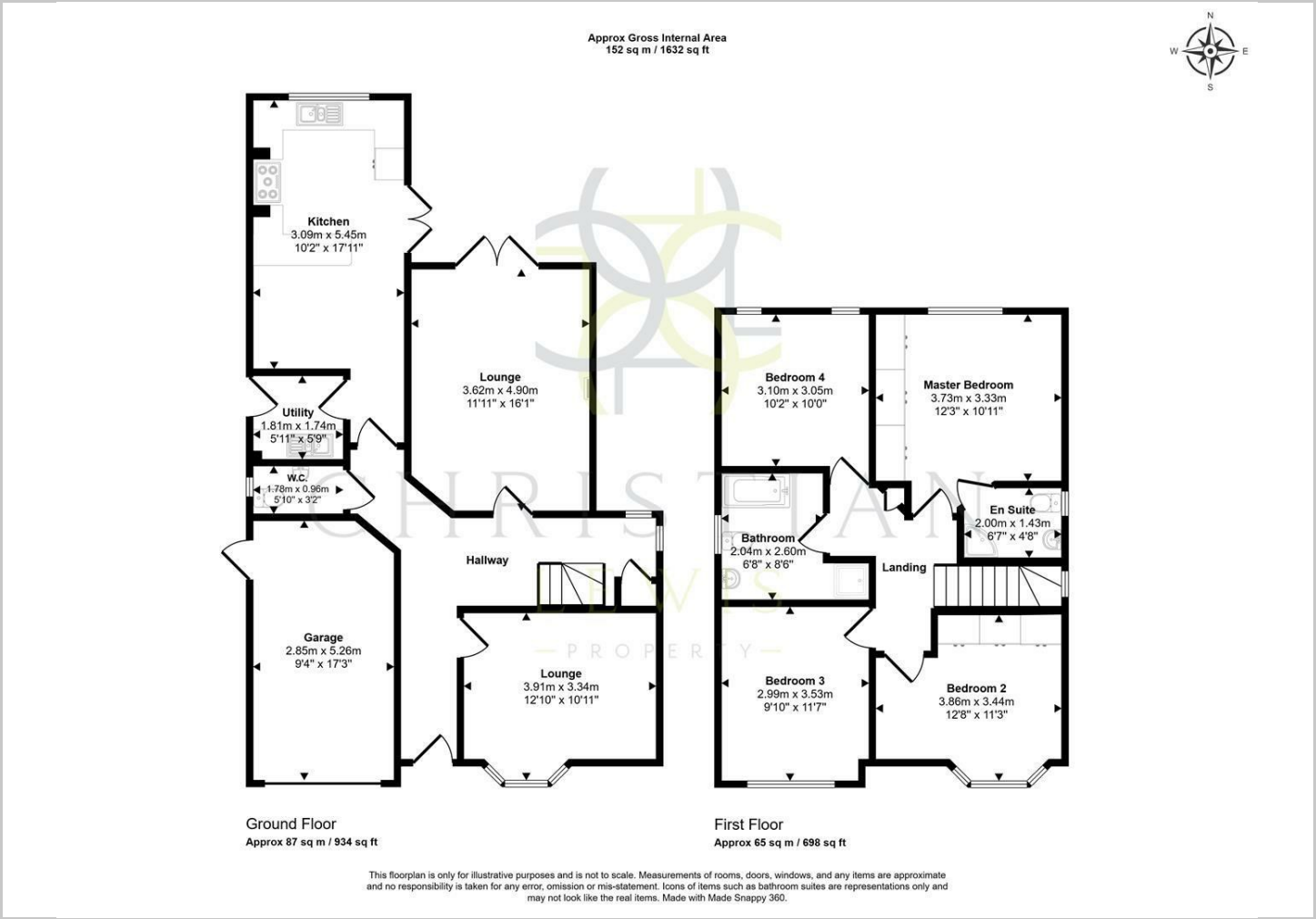
A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.

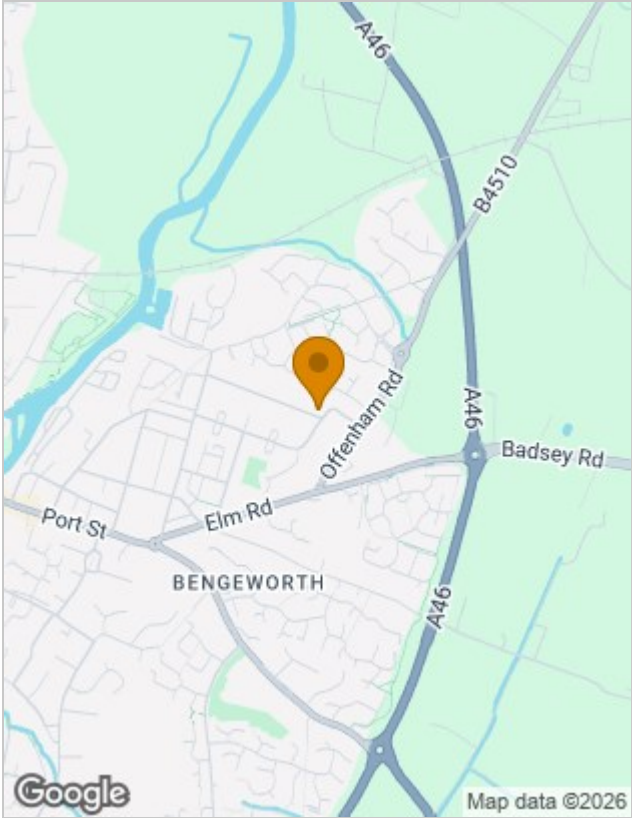




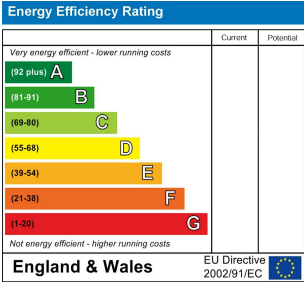
Floor Plans



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.