



37 Spiers Crescent, Evesham, WR11 2RU

Offers over £240,000





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Evesham, WR11 2RU

- Immaculately presented throughout
- Located within a highly sought after residential area
- Principal bedroom with ensuite shower room
- Downstairs WC
- Ideal first time purchase, downsizer or investment opportunity
- Turnkey ready modern semi-detached home
- Two generous double bedrooms
- Spacious lounge diner with French doors onto the garden
- Driveway parking alongside the property
- Excellent access to Evesham town centre, local amenities, schools and transport links

Situated within the ever-popular Hampton area of Evesham, this immaculately presented two bedroom semi-detached home offers stylish, turnkey ready accommodation ideal for first time buyers or those looking to downsize without compromise. Beautifully maintained throughout and enjoying an attractive outlook towards surrounding green space, the property combines modern living with a peaceful residential setting.

The accommodation briefly comprises a welcoming entrance hall with downstairs cloakroom, a contemporary fitted kitchen and a spacious lounge diner to the rear, offering an excellent entertaining and family space with French doors opening directly onto the garden.

Upstairs, the property benefits from two generous double bedrooms, with the principal bedroom enjoying the added luxury of an en suite shower room. A modern family bathroom completes the first floor accommodation.

Externally, the home continues to impress with a private rear garden featuring both patio and lawned areas, ideal for relaxing or entertaining during the warmer months. There is also driveway parking positioned alongside the property.

The Hampton development remains highly sought after thanks to its excellent access to nearby countryside walks, local amenities, schools and transport links, whilst Evesham town centre is only a short distance away.

Offered in truly move-in ready condition, this superb home must be viewed to fully appreciate the quality, presentation and setting on offer.



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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 B

EPC Rating B

Estate charges apply

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.

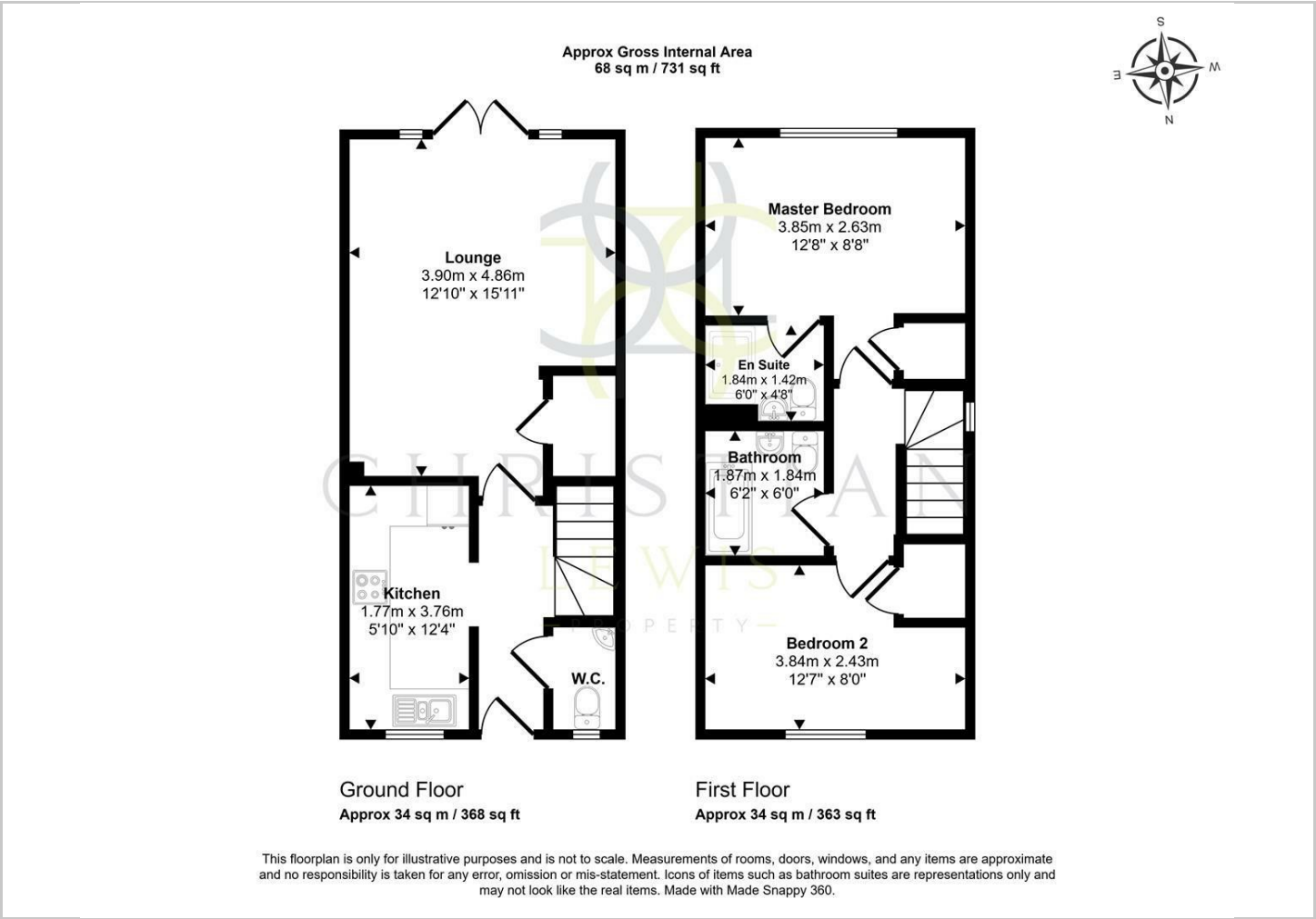
A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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

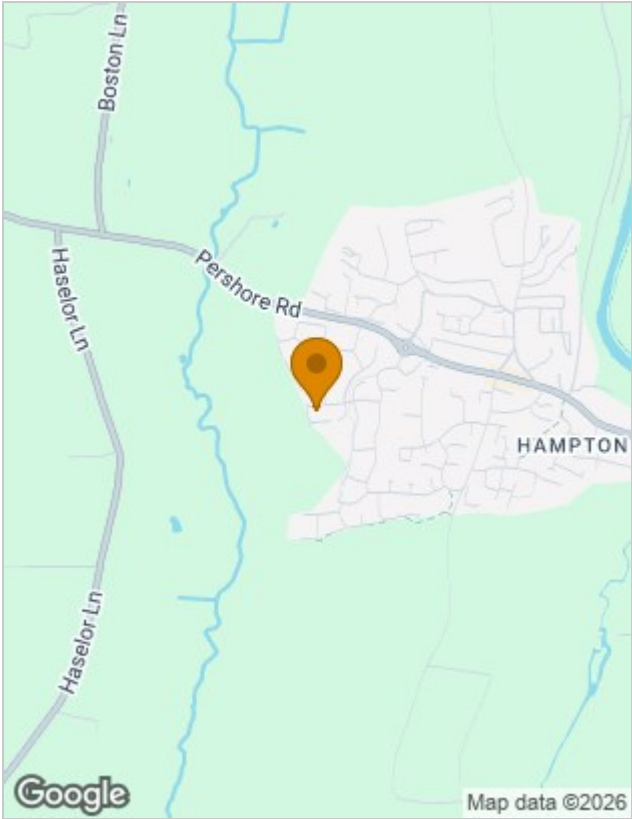


Viewing

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.

Location Map



Energy Performance Graph

