



4 University Fields, Evesham, WR112TD

Offers over £285,000





4 University Fields

Evesham, WR112TD

- Beautifully presented three-bedroom semi-detached house
- Modern kitchen/dining room with French doors to the garden
- Principal bedroom with en-suite
- Driveway providing off-road parking
- Spacious lounge
- Utility area and downstairs cloakroom
- Private rear garden with patio
- Popular modern development

A beautifully presented three-bedroom semi-detached home situated on a popular modern development, offering well-proportioned accommodation, off-road parking and a private rear garden.

Built in recent years, this attractive home offers stylish, contemporary living throughout and is ideal for first-time buyers, young families or those looking to move straight into a property requiring little or no work.

The accommodation begins with an entrance hall leading through to a spacious lounge, providing an excellent reception space with plenty of natural light. To the rear of the property is a modern fitted kitchen/dining room featuring a range of integrated appliances, ample cupboard space and French doors opening directly onto the rear garden, creating an ideal space for both everyday living and entertaining. A useful utility area and downstairs cloakroom complete the ground floor.

Upstairs, the property offers three bedrooms, including a generous principal bedroom benefiting from its own en-suite shower room. Bedroom two is a comfortable double, whilst the third bedroom provides an ideal nursery, child's bedroom or home office. The family bathroom is finished to a modern standard and comprises a white suite with shower over the bath.

Outside, the property enjoys a private rear garden, mainly laid to lawn with a patio seating area, making it perfect for outdoor dining during the warmer months. Gated side access leads to the driveway, providing off-road parking.

Positioned on a sought-after residential development, the property is conveniently located for local schools, supermarkets, countryside walks and the many amenities available within Evesham town centre, whilst also offering excellent transport links to Worcester, Stratford-upon-Avon and the Cotswolds.



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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 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.

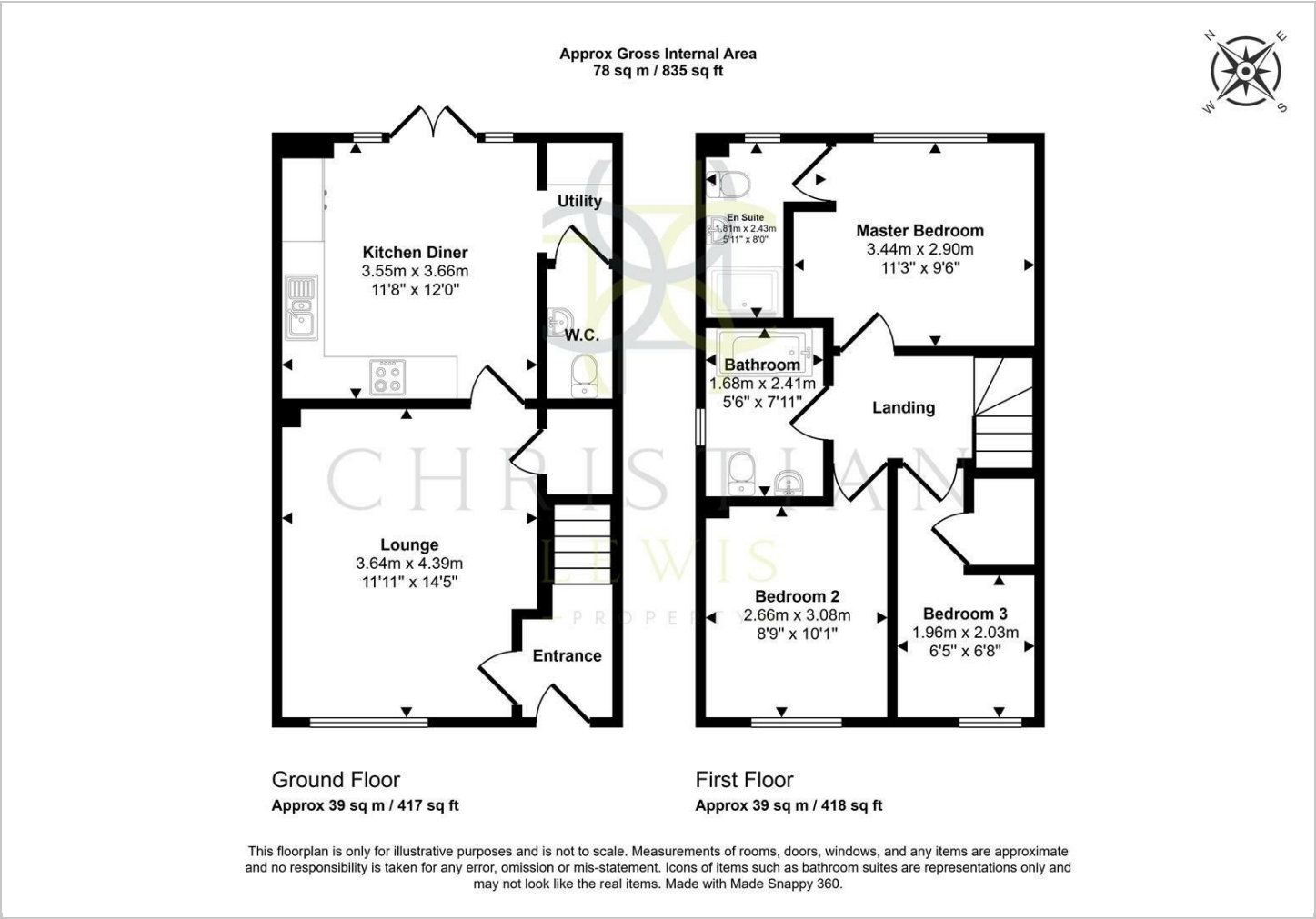
Disclaimer

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.

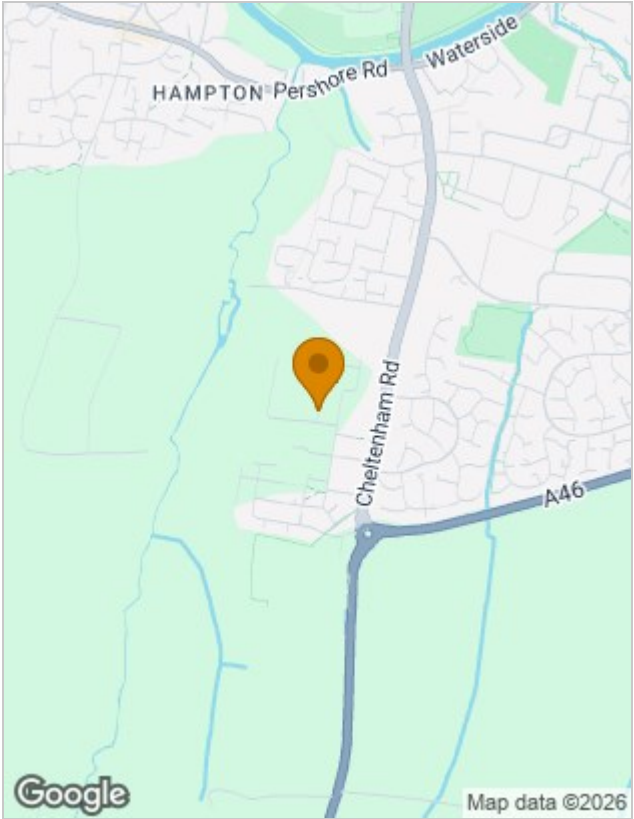




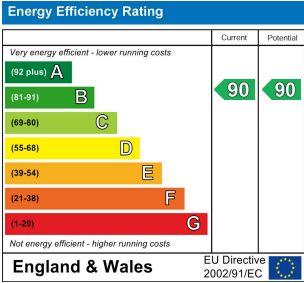
Floor Plans



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.