



2 Larkspur Drive, Evesham, WR11 2NQ

Offers over £250,000





2 Larkspur Drive

Evesham, WR11 2NQ

- Chain free
- Parking
- Private rear garden
- Three bedrooms
- Large driveway
- Ideal for family living

CHAIN FREE - LOCATED AT THE END OF A PRIVATE ROAD WITH LARGE DRIVEWAY - PEACEFUL POSITION.

Offered to the market with no onward chain, this property presents an excellent opportunity for families or those looking to downsize without compromise.

Maintained to an immaculate standard throughout, it is ready for immediate occupation while still offering potential for further enhancement, allowing purchasers to personalise or add value over time.

The accommodation briefly comprises an entrance porch leading into a comfortable lounge, with an attractive electric fire and fireplace which leads to a well-proportioned kitchen/dining area which is ideal for everyday living and entertaining.

On the first floor, there are three bedrooms plus family bathroom, providing practical and versatile living space.

Externally, the property benefits from off-road parking via a driveway and the private rear garden offers a pleasant outdoor space in which to relax or further develop.



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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

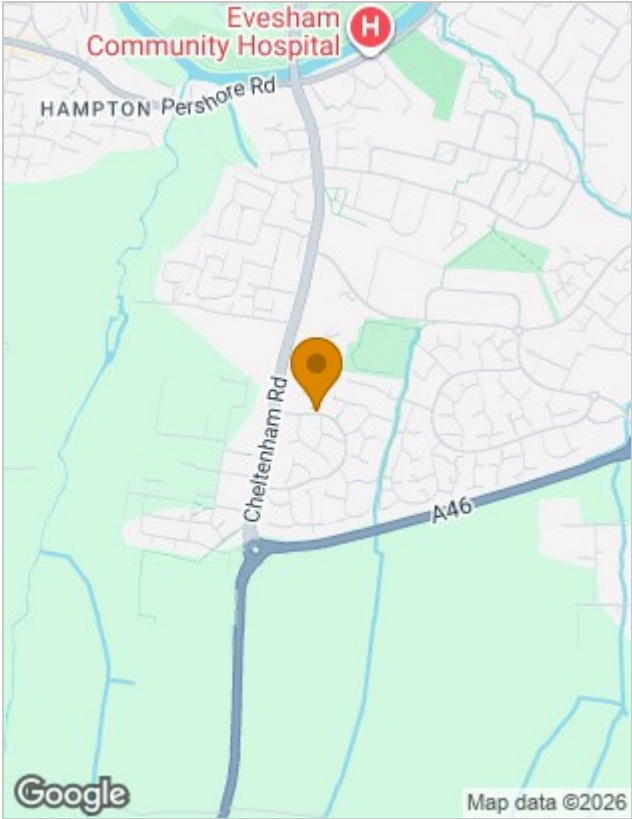


Viewing

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

