



143 St. Philips Drive, Evesham, WR11 2RQ

Offers over £210,000





# 143 St. Philips Drive

Evesham, WR11 2RQ

- End-terrace position
- Situated in a convenient and well-established location
- Fitted kitchen with access to the rear garden
- Private rear garden with patio, lawn and covered seating area
- Ideal first-time purchase or investment opportunity
- 2 bedrooms
- Lounge/diner
- Family bathroom on the first floor
- Close to local amenities, schools and transport links
- Off-road parking for 2 vehicles

Situated within a convenient residential area on St Philips Drive, Evesham, this two-bedroom end-terrace property offers a practical layout and would make an ideal first-time purchase or investment opportunity.

The ground floor comprises an entrance hall leading into a spacious lounge/diner, providing a comfortable living and dining space with access through to the kitchen at the rear. The kitchen is fitted with a range of units and offers direct access out to the rear garden.

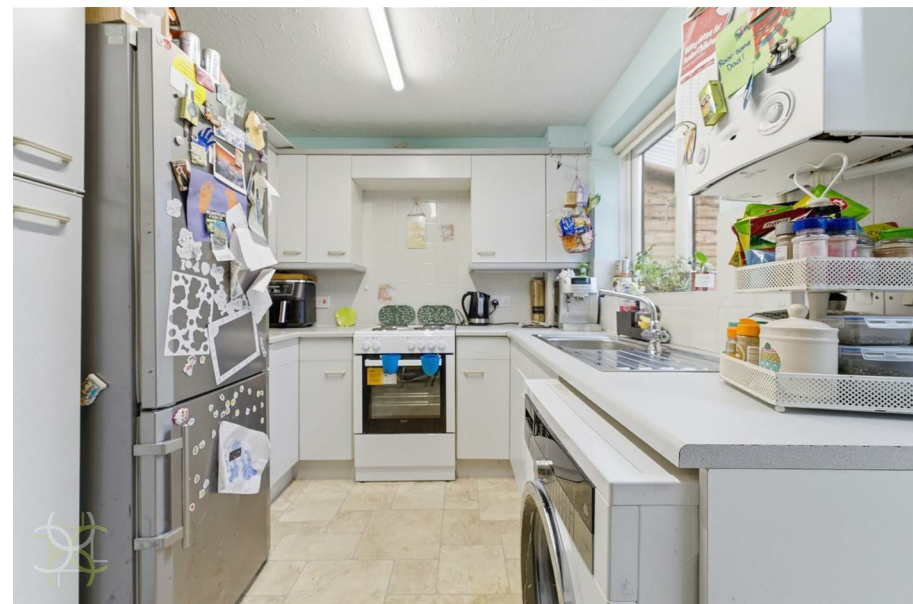
Upstairs, the property offers two bedrooms, including a generous principal bedroom and a second room which would suit use as a child's bedroom, guest room or home office. A family bathroom completes the first-floor accommodation.

Externally, the property benefits from a private rear garden, mainly laid to patio and lawn, along with a useful covered seating area and a garden shed. To the front, there is a driveway providing off-road parking and an additional parking space to the side. The property also has the added advantage of being an end-terrace, giving it a little more privacy.

St Philips Drive is well positioned for access to local amenities, schools and transport links, making it a popular and practical location for a range of buyers.



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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 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.

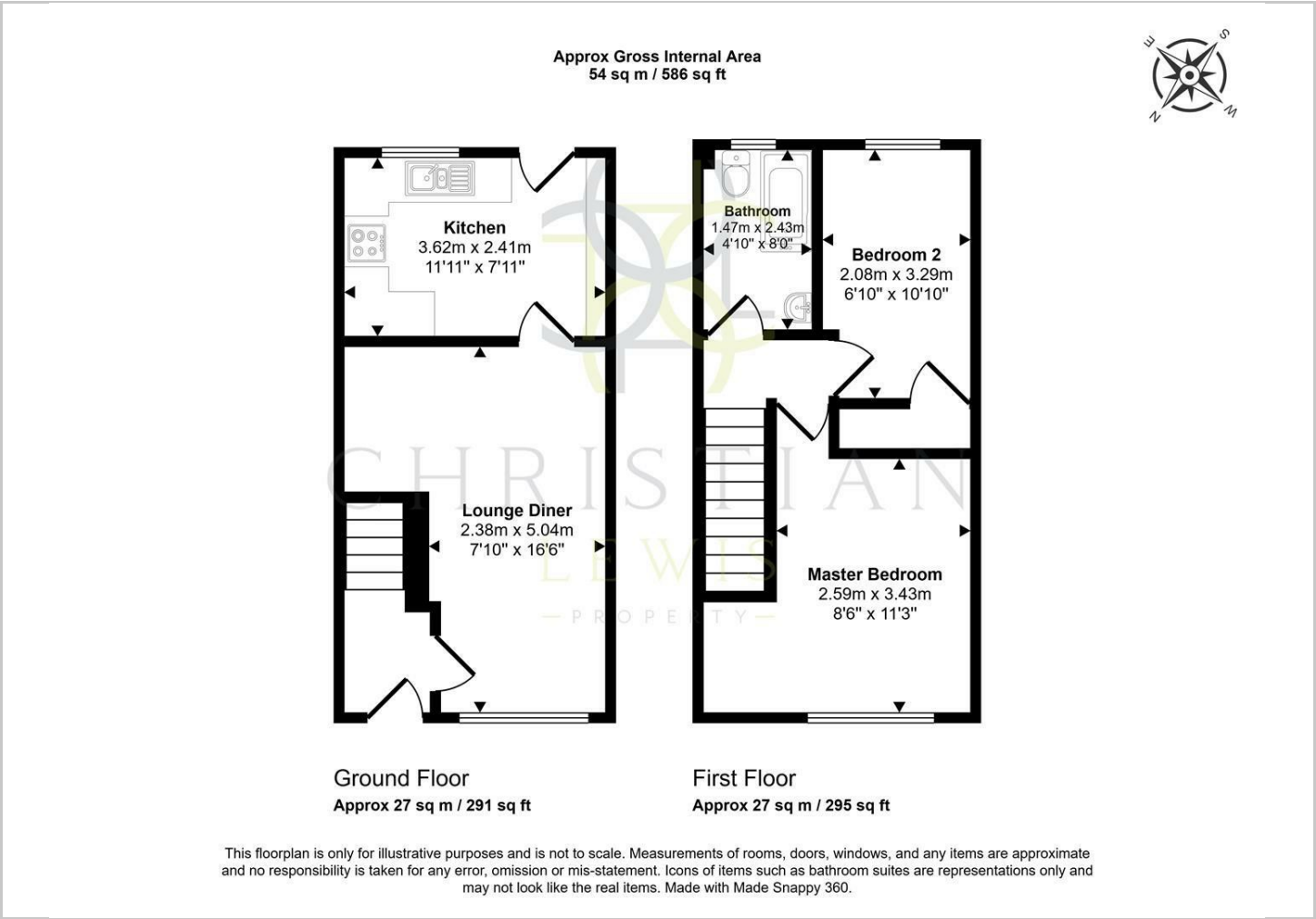
A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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

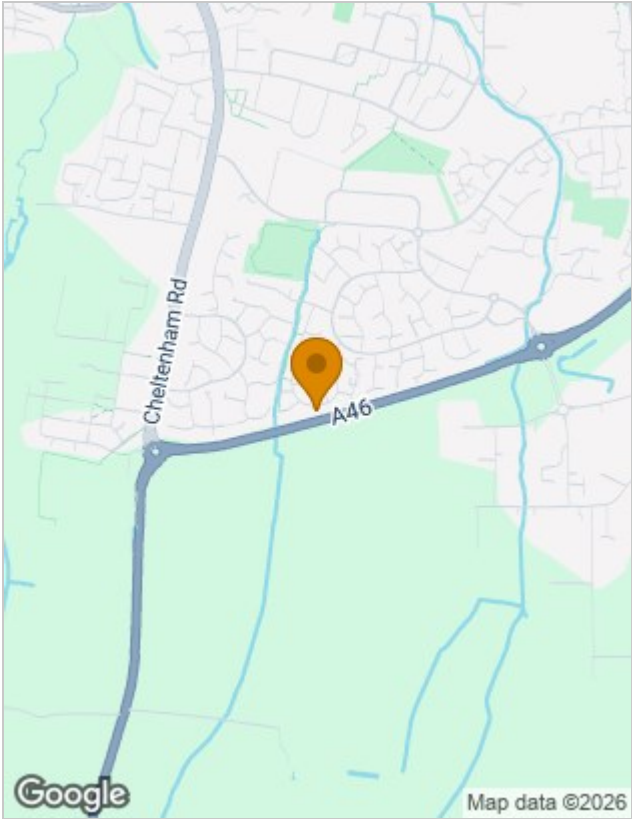


Viewing

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

