

15 Lansdowne Mews Port Street, Evesham, WR11 1WY

Guide price £180,000

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CHRISTIAN LEWIS PROPERTY



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Evesham, WR11 1WY

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Situated in a quiet cul-de-sac, close to local amenities, this beautifully presented two-bedroom home has been lovingly maintained by the current owner, offering inviting interiors, a charming rear garden and allocated parking. Appealing to first-time buyers, investors and downsizers alike, it combines a welcoming feel with an easily maintained layout.

The entrance hall welcomes you into the property, with stairs rising to the first floor and access to the ground-floor accommodation. Positioned at the front, the attractive kitchen features pale units complemented by wood-effect worktops, with a built-in oven, gas hob and space for freestanding appliances.

To the rear, the generous lounge/diner provides a lovely setting for everyday living, with room for comfortable seating and a dining table. Thoughtful decorative touches give the room warmth and personality, while a rear-facing window and French doors bring in natural light and connect the space directly to the garden. The home's east-west orientation allows it to enjoy sunlight at different times throughout the day.

Upstairs, the main bedroom is a beautifully presented double room overlooking the front, with a built-in wardrobe. The second bedroom overlooks the rear and currently accommodates a single bed alongside a desk, offering flexibility for guests or working from home. A well-kept shower room completes the accommodation, fitted with a shower enclosure, wash basin and WC, with a window providing natural light. A partially boarded loft provides useful additional storage.

Outside, the west facing walled rear garden offers an appealing space to sit out and enjoy. Paving and gravel create an easily maintained courtyard, with space for outdoor seating and pots, while new fencing has been installed along the left-hand boundary. One allocated parking space is provided at the front, with a number of visitor spaces available within the development.

Viewing is highly recommended! Contact us to arrange your visit





Additional Information

Tenure: We understand that the property for sale is Leasehold. There are approx. 969 years remaining on the lease.
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band C
EPC Rating C

Annual service charge is approx. £683.44
The property is subject to a peppercorn ground rent

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 £60 (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.



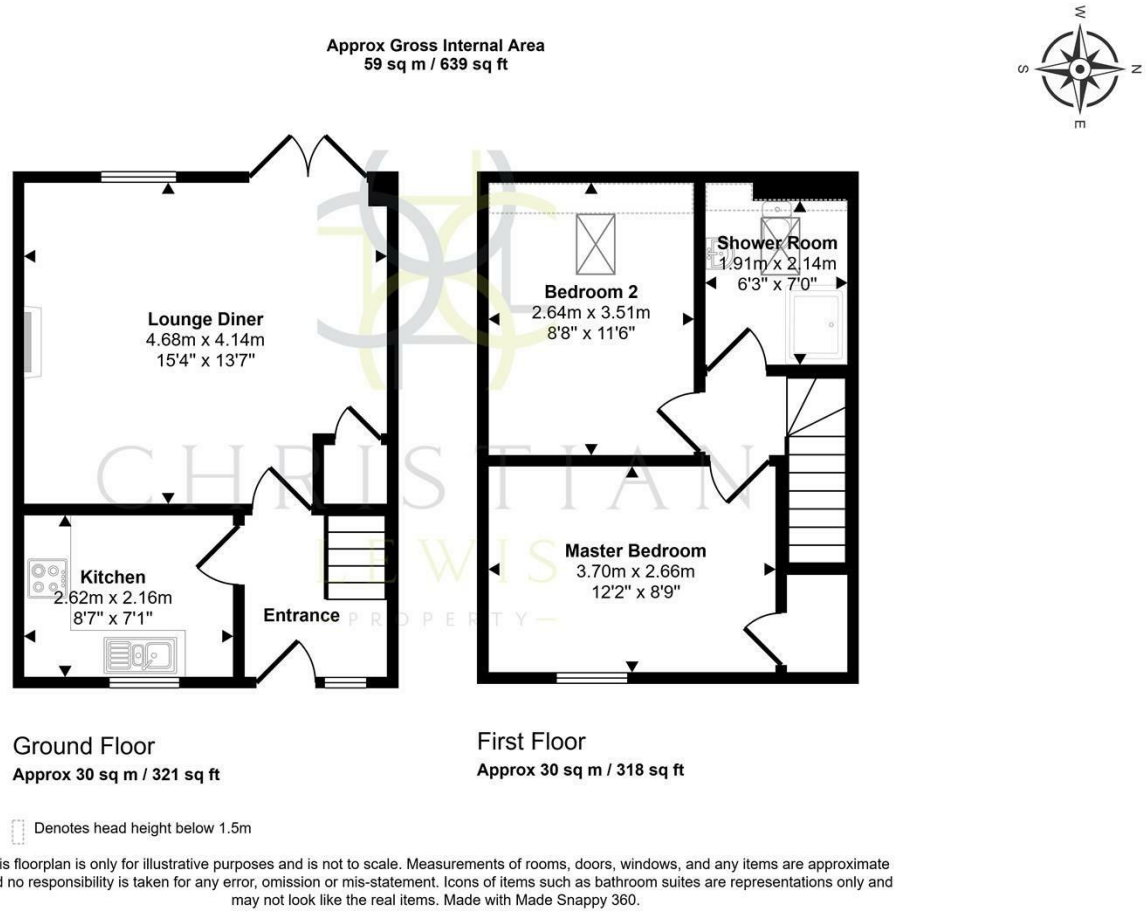








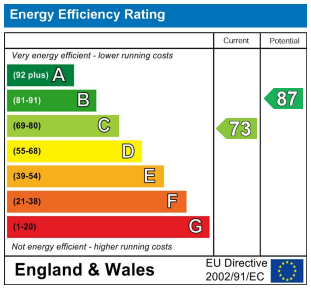
Floor Plans



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.

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