32 West Street, Evesham, WR11 4AP

Offers over £100,000

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CHRISTIAN LEWIS PROPERTY

# 32 West Street

## Evesham, WR11 4AP

- Cash buyers only
- Being sold as seen
- Upstairs bathroom
- Viewing recommended to appreciate the potential on offer
- Excellent investment/refurbishment opportunity
- Two bedrooms
- Enclosed rear garden

*** CASH BUYERS ONLY ***

A two bedroom mid-terraced property requiring complete refurbishment throughout, offering an excellent opportunity for an investor or purchaser looking for a project.

The property briefly comprises a lounge, dining room and kitchen to the ground floor, with two bedrooms and a bathroom to the first floor.

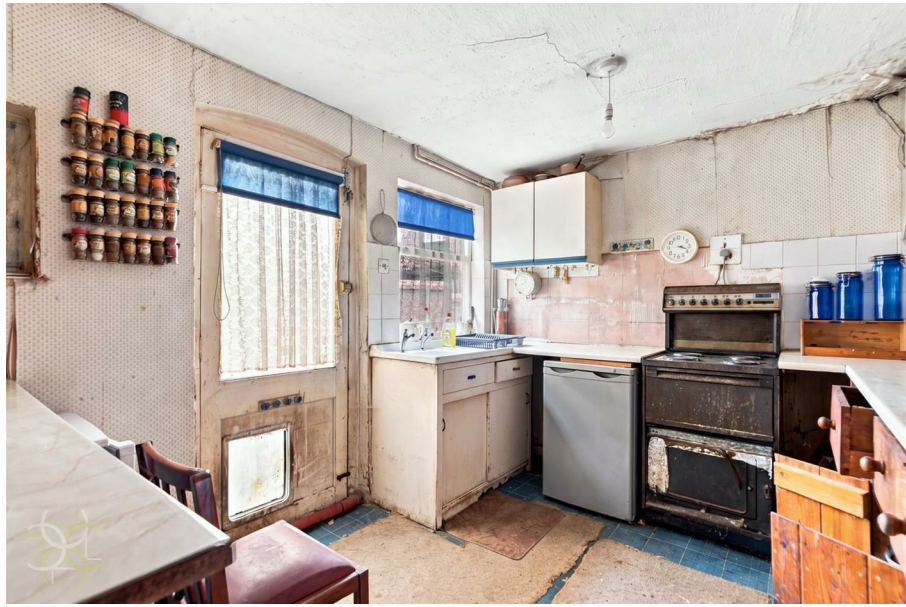
The property offers good-sized accommodation and plenty of scope for improvement, with the potential to reconfigure the existing layout to suit individual requirements, subject to any necessary consents.

Outside, the property benefits from a rear garden, with the traditional layout providing a good starting point for a comprehensive refurbishment.

Please note, prospective purchasers should be aware that the property is being sold as seen. This would make an ideal opportunity for an investor or purchaser looking to undertake a full refurbishment and add value.

Viewing is recommended to appreciate the potential on offer.

## Offers over £100,000



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 G

We have a structural engineers report upon request.

The property is sold as seen and the purchaser will need to clear the property.

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.

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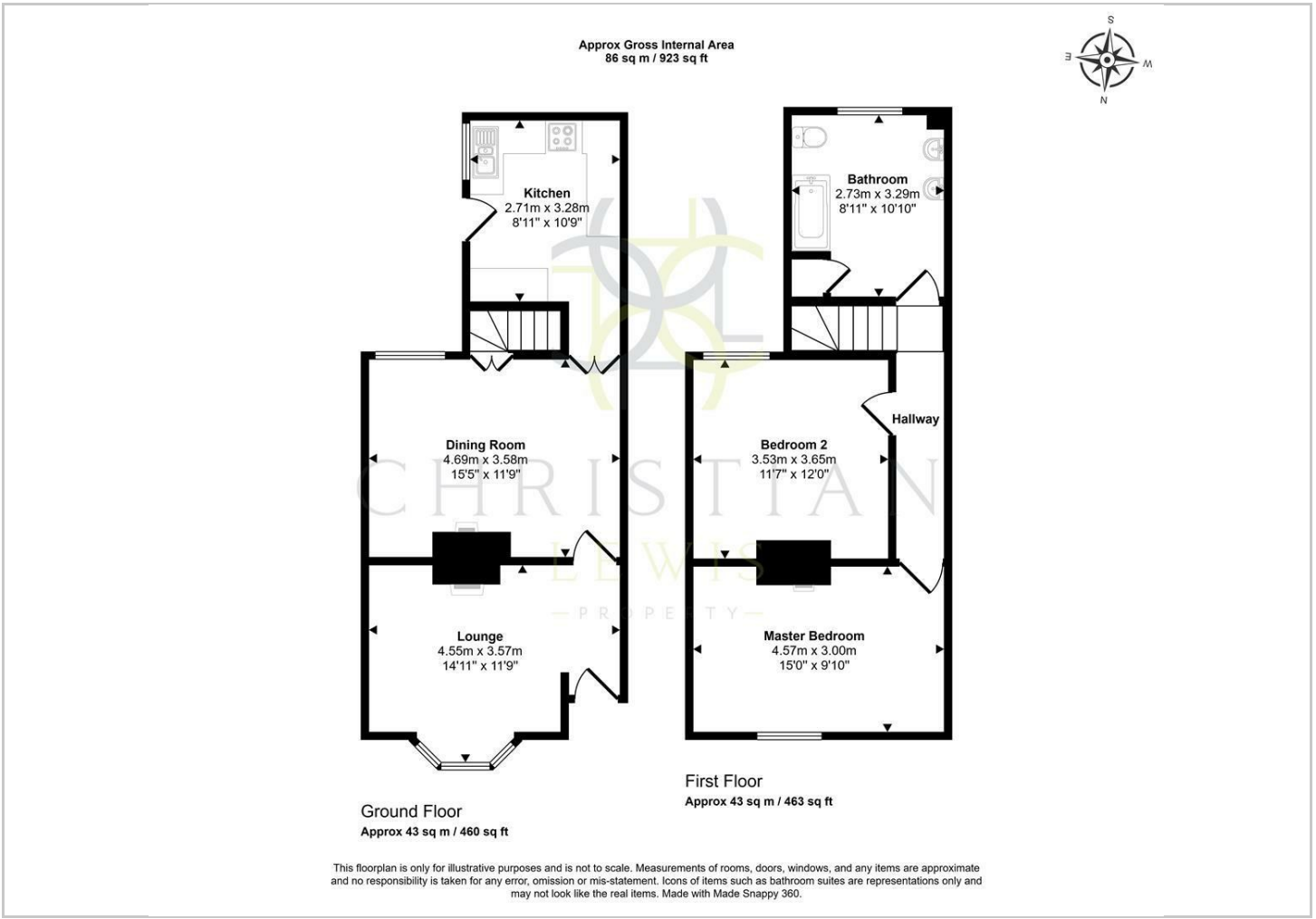
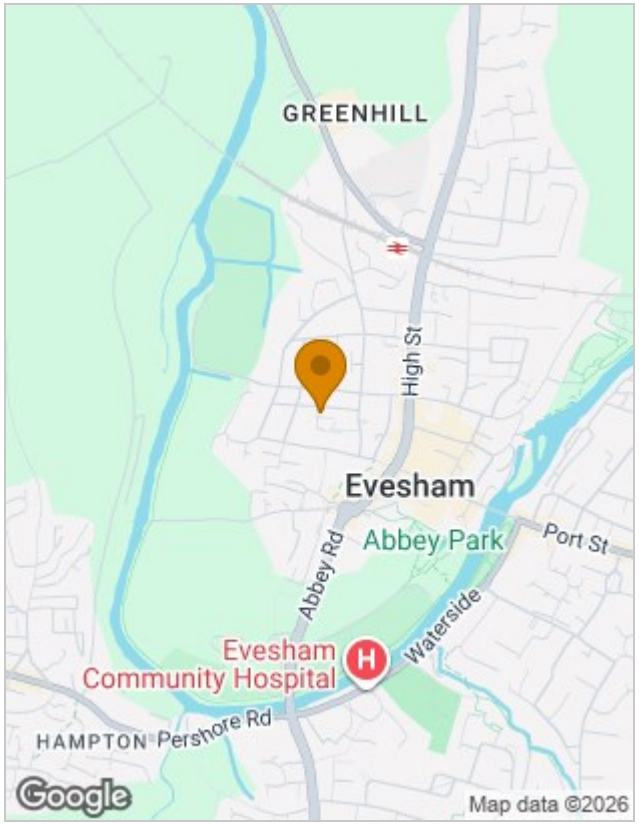
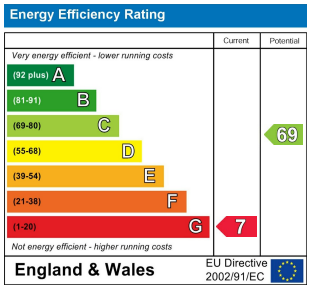
## Floor Plans




## 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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