

Belvoir

Because property is personal with...

Forest Gate, Evesham

Guide price £190,000

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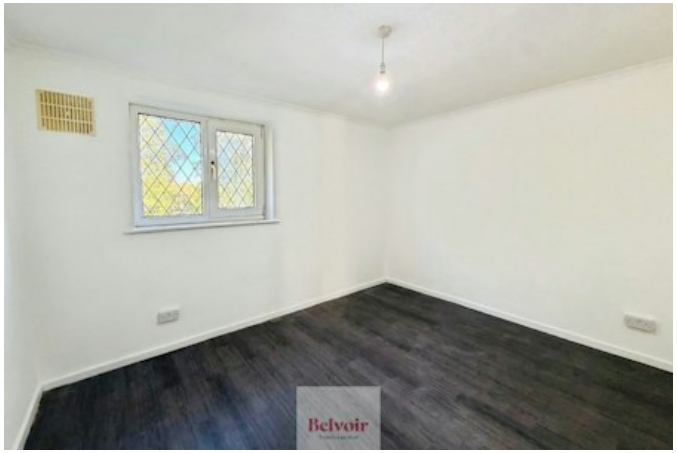
Key Features

- Chain Free
- Two bedrooms
- Close to amenities and schools
- Allocated parking
- Private rear garden
- Scope for improvement
- EPC rating C
- Freehold















For sale: a two-bedroom mid-terraced house in Forest Gate, Evesham, offering a good opportunity for buyers looking to modernise and add value.

The ground floor provides a bright reception room with a patio door opening directly onto the rear garden, giving pleasant views and good natural light. The separate kitchen is fitted with matching units, tiled splashbacks and worktop space, with a window overlooking the front. Upstairs are two bedrooms, both with neutral decor and uPVC windows, plus a bathroom with white suite and shower over bath, complemented by white metro tiling. The property has an EPC rating of C and falls within Council Tax band B. Outside, there is an enclosed rear garden with patio and lawn, together with residents' parking to the rear and communal green space to the front.

Forest Gate is a residential area on the edge of Evesham, within easy reach of local shops, supermarkets and amenities in the town centre. Nearby green spaces include Crown Meadow and Abbey Park along the River Avon, ideal for walking and leisure. Evesham has a selection of primary and secondary schools, including Prince Henry's High School, accessible by local bus routes.

Evesham railway station is approximately five minutes' drive, offering services to Worcester, Oxford and London Paddington, with journey times to Worcester of around 25 minutes and to Oxford of about an hour. Road links via the A46 and A44 provide convenient access to Cheltenham, Worcester and the wider Cotswolds.

Material Information:

Building Safety - The owner has made us aware that, to the best of their knowledge, there is no asbestos or unsafe cladding present at the property, nor is it at risk of collapse.

Accessibility/Adaptations - The owner has made us aware that, to the best of their knowledge, there has been no adaptations made to the property for accessibility requirements during their ownership.

Restrictive Covenants - The owner has made us aware that, to the best of their knowledge, that this property does not contain any restrictive covenants, other than the keeping and parking of caravan/motorhomes at the property is not allowed. The title of property includes the grass area to the front of the property, which we understand is maintained by the council and a proportion of the car park, which including one space for the house itself and the remaining area must be kept for the use by several neighbouring properties.

Utilities/Drainage - The owner has made us aware that the property has the following connections: Electricity, Gas, Water and Drainage.

Listed Building Status - The owner has made us aware that the property is not listed.

Flood risk - To the best of our knowledge, this property is in a Very Low risk area for surface water flooding and Very Low risk of river and sea flooding.



Disclaimer

We endeavour to make our sales particulars accurate and reliable; however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Consumer Protection

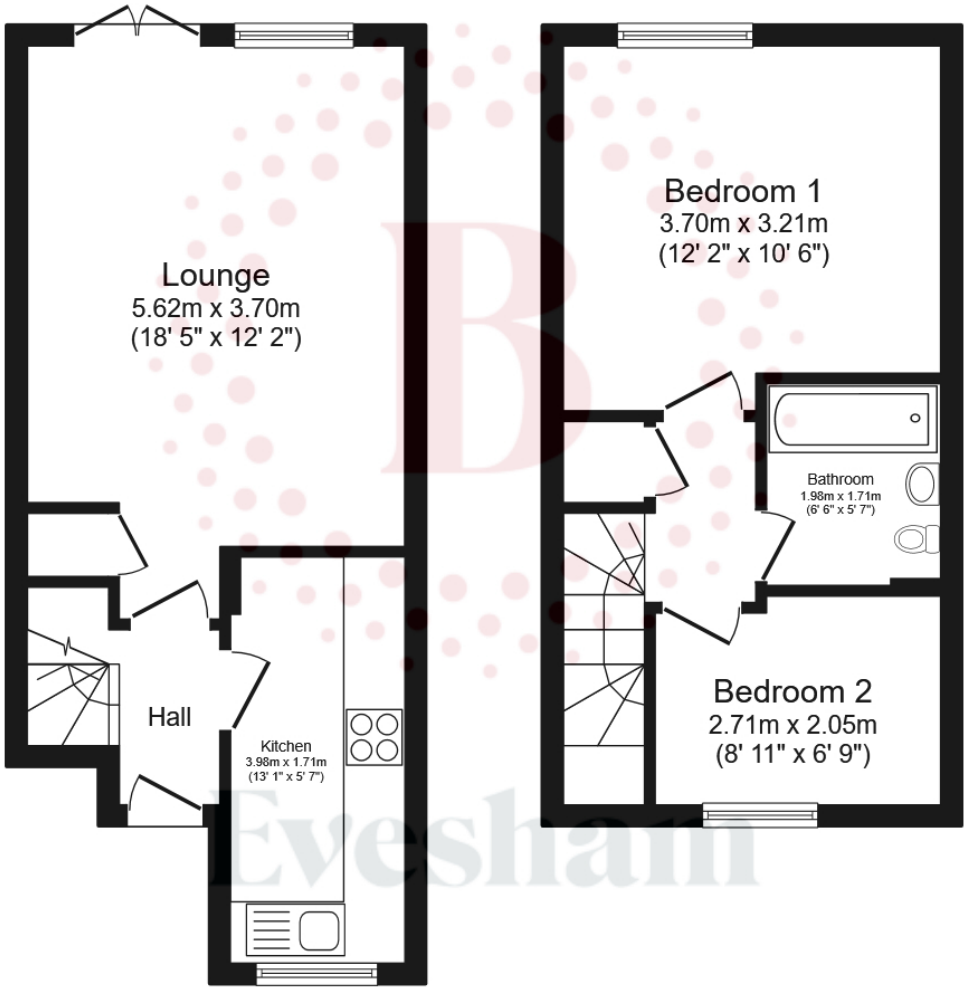
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Only the items specifically mentioned in the particulars are included in the sale price. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Anti-Money Laundering

We are required by HM customs and excise to verify the identity of all purchasers and vendors. As such should you wish to proceed with the purchase of this or any other property, two forms of identification will be required and checks are chargeable up to £30 per person. Further information is available from our office.

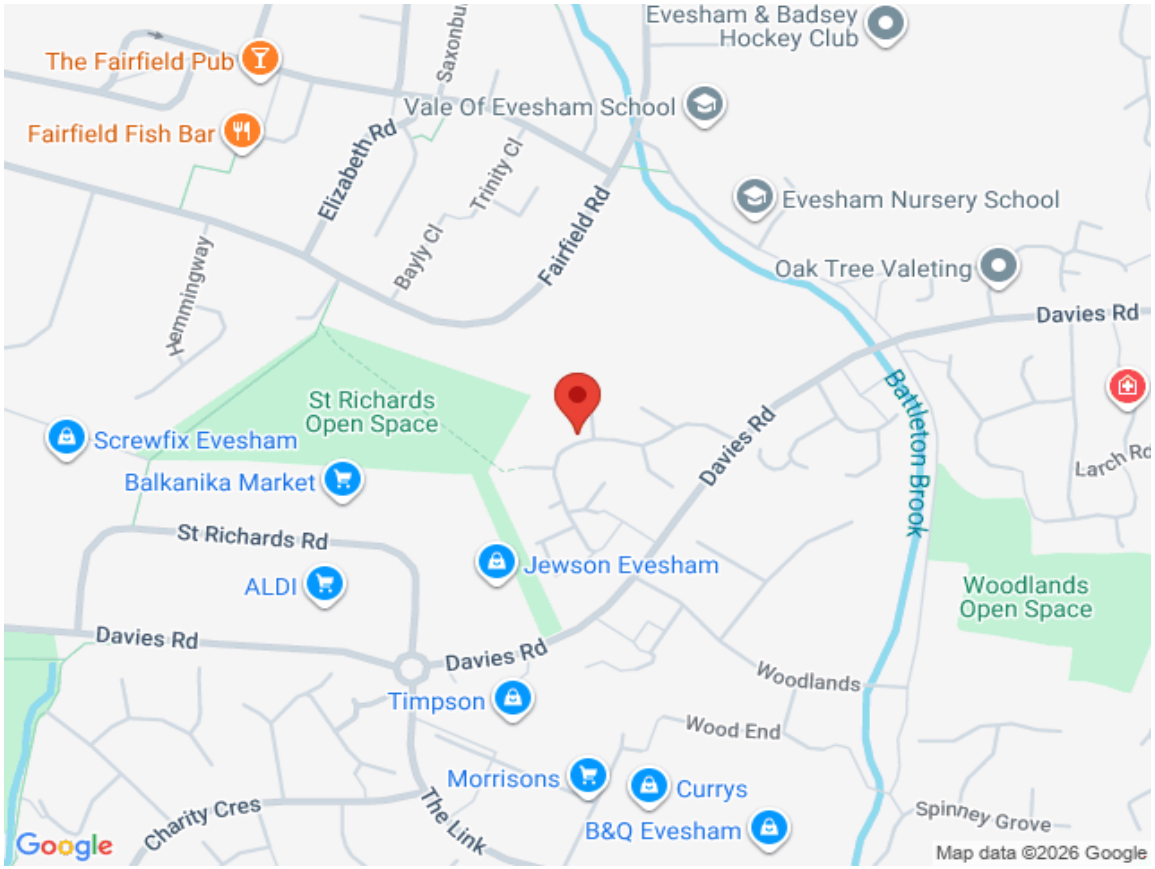
Viewings & Offers

Please note due to high volumes of viewing requests, all applicants may be asked to disclose their position in regard to selling situation and financial arrangements. The property must be viewed in person before any offer will be seriously considered and all offers must be put in writing to the agent.



Total floor area: 58.0 sq.m. (624 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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