85 Windsor Road, Evesham, WR11 4QE

Guide price £215,000

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CHRISTIAN LEWIS PROPERTY

85 Windsor Road

Evesham, WR11 4QE

- Chain free
- Modern Ground Floor Bathroom
- Walking Distance to Evesham Town Centre
- Viewing Highly Recommended
- Three Bedroom Mid-Terrace Home
- Enclosed Rear Garden
- Ideal First Time Buy or Investment

Offered to the market chain free, this well-presented three-bedroom mid-terrace home is situated on the ever-popular Windsor Road, within easy reach of Evesham town centre, local schools and excellent transport links.

The accommodation is light and well-proportioned throughout, making it an ideal purchase for first-time buyers, growing families or investors alike.

The ground floor comprises an entrance hall leading into a comfortable front lounge with a bay window, providing an ideal space to relax. To the rear is a generous dining room, perfect for entertaining or family meals, which in turn leads through to the fitted kitchen. Completing the ground floor is a modern family bathroom.

Upstairs, the property offers three bedrooms, including two generous doubles and a well-proportioned third bedroom, offering flexibility for use as a nursery, home office or guest room.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space with a patio area, lawn, mature planting and a useful garden shed. To the front, the property enjoys a traditional foregarden, with on-street parking available.

Early viewing is highly recommended.

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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 D

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.

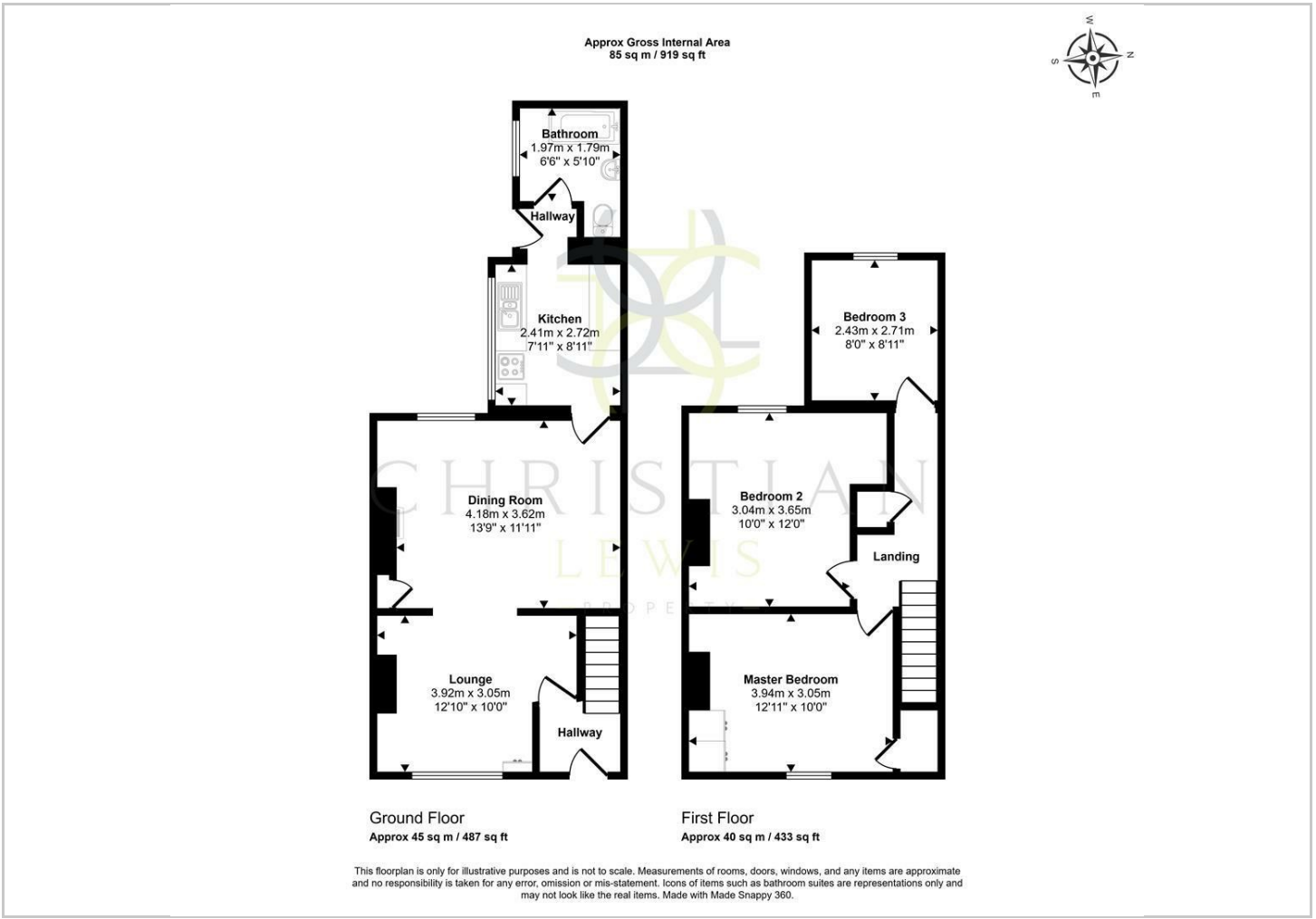
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.

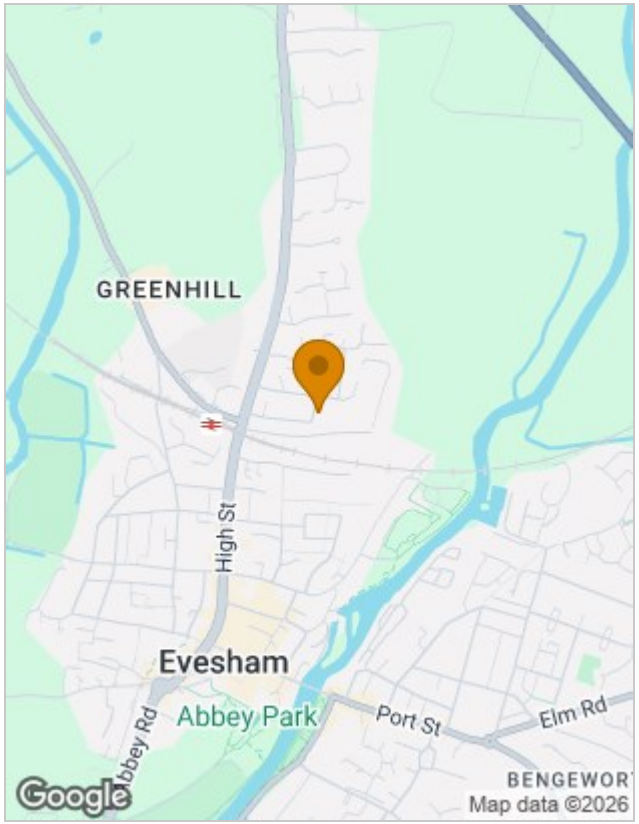
Disclaimer

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.

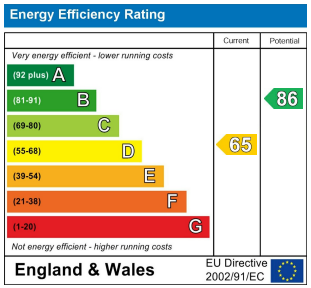
Floor Plans



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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