150 Fairfield Road, Evesham, WR11 1HJ

Guide price £225,000

2 1 2 C

CHRISTIAN LEWIS PROPERTY

150 Fairfield Road

Evesham, WR11 1HJ

- Attractive red-brick home
- Exposed beams and a feature fireplace
- Approximately 846 sq ft of internal accommodation
- Ample off-road parking for multiple vehicles
- Established garden with lawn, colourful planting and seating space
- Conveniently positioned for local shops, schools and amenities

A characterful two-bedroom home on Fairfield Road in Evesham, offering two reception rooms, a conservatory, an established rear garden and ample off-road parking. The generous parking provision is a particularly valuable feature and adds to the practicality of the accommodation.

The lounge is a welcoming space, with exposed ceiling beams, a fireplace with a brick surround and a broad window drawing in natural light. Double doors open into the dining room, giving the two rooms a connected feel whilst allowing each to be enjoyed separately. The dining room has further exposed beams and plenty of space for a dining table, making it well suited to both everyday meals and entertaining.

The kitchen is fitted with a range of wood-effect units and dark work surfaces, with the conservatory positioned just beyond. Overlooking the rear garden, the conservatory provides another comfortable place to sit and has a door opening directly outside.

On the first floor are two bedrooms and a shower room. Both bedrooms offer space for a double bed, whilst the shower room is fitted with a shower enclosure, wash basin and WC.

Outside, the rear garden provides a lovely extension of the living space. A lawn is framed by established shrubs and flowering plants, with a path leading through the garden and paved areas offering places to sit out. There is also a covered area alongside the house. To the front, ample off-road parking provides space for multiple vehicles.

Combining characterful interiors, flexible reception space and a mature garden with the considerable benefit of generous parking, this is a home with much to offer. Early viewing is highly recommended.

Guide price £225,000

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 C

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.

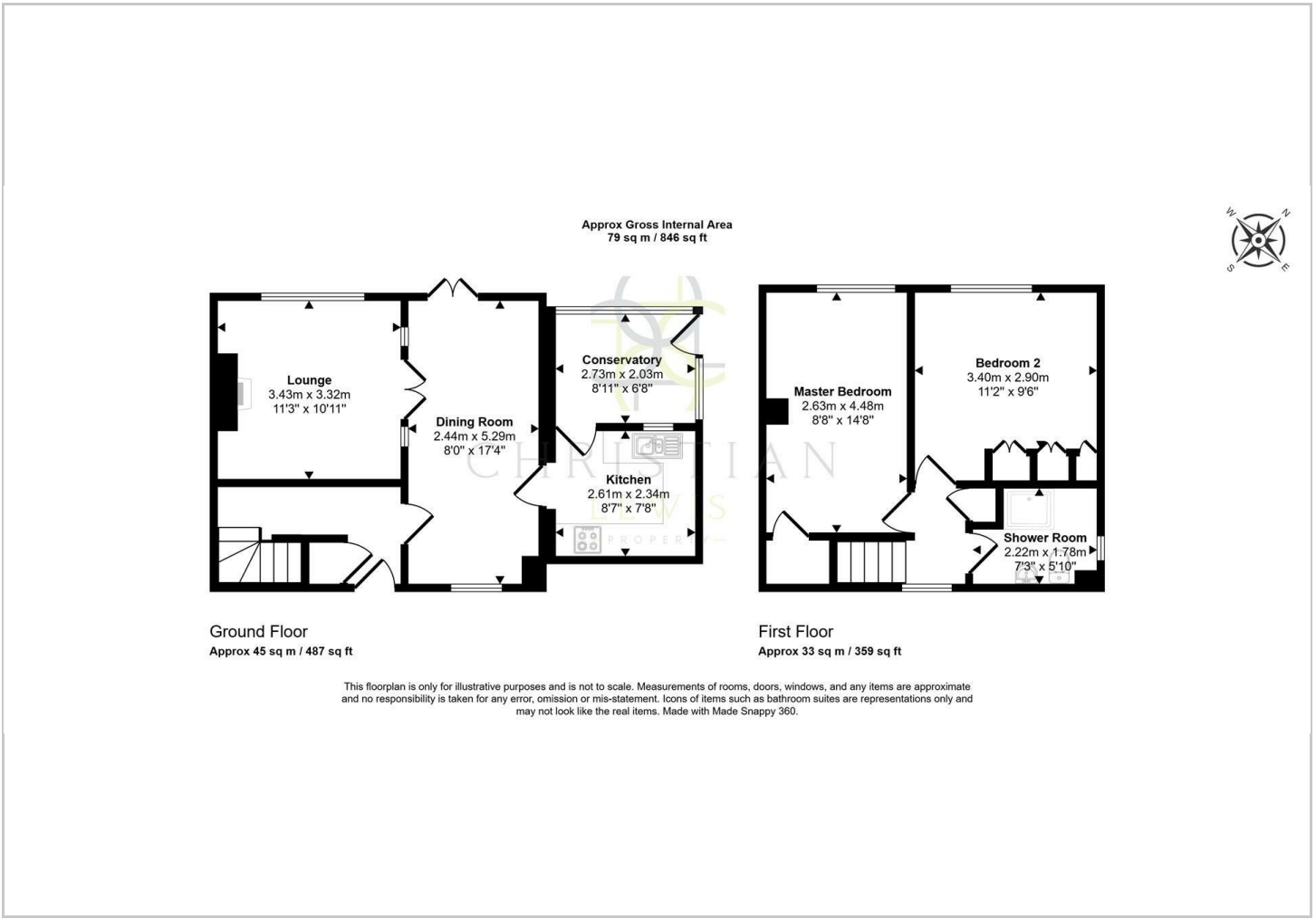
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.

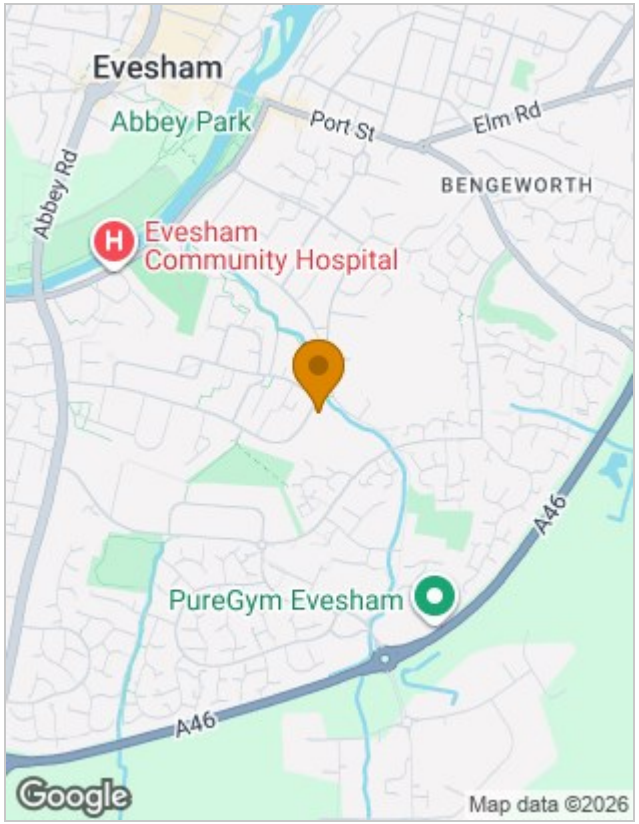
Disclaimer

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.

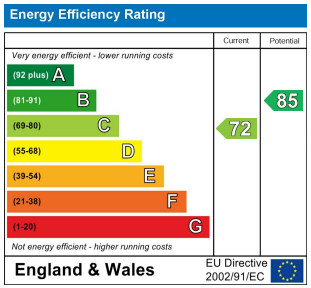
Floor Plans



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.

86 High Street, Evesham, Worcestershire, WR11 4EU
Tel: 01386 442929 Email: sales@christianlewisproperty.co.uk www.christianlewisproperty.co.uk