



58 Clyde Avenue, Evesham, WR11 3FE

Guide price £525,000





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Evesham, WR11 3FE

- A wonderful position on the development • Off road parking
- peaceful with no passing traffic
- Converted double garage with multiple uses • Stunning kitchen/diner
- No onward chain • Must be viewed to be appreciated

A PEACEFUL AND TRANQUIL SPOT ON COTSWOLD RISE - TUCKED AWAY IN A SMALL CLUSTER OF HOMES

A superb detached family home, enviably positioned in a peaceful and private setting within this highly sought-after development. This beautifully upgraded and bespoke home forms part of the prestigious 'Cotswold Rise' community and offers an exceptional standard of modern living.

Lovingly maintained and significantly enhanced by the current owners over many years, the property presents a rare opportunity to acquire a home requiring minimal further work. Thoughtful improvements include a high-specification kitchen, a professionally landscaped rear garden, stylishly upgraded bathrooms, and a converted double garage offering versatile additional living or working space.

The accommodation comprises a welcoming entrance hallway, a spacious kitchen/diner with central island, a bright sunroom overlooking the garden, and a comfortable lounge. To the first floor are four well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a contemporary family bathroom. One of the bedrooms is currently configured as a walk-in wardrobe, with the option for reinstatement as a bedroom if desired.

Further benefits include no onward chain, off-road parking, and full double glazing throughout.



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 F
EPC Rating C

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.

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.

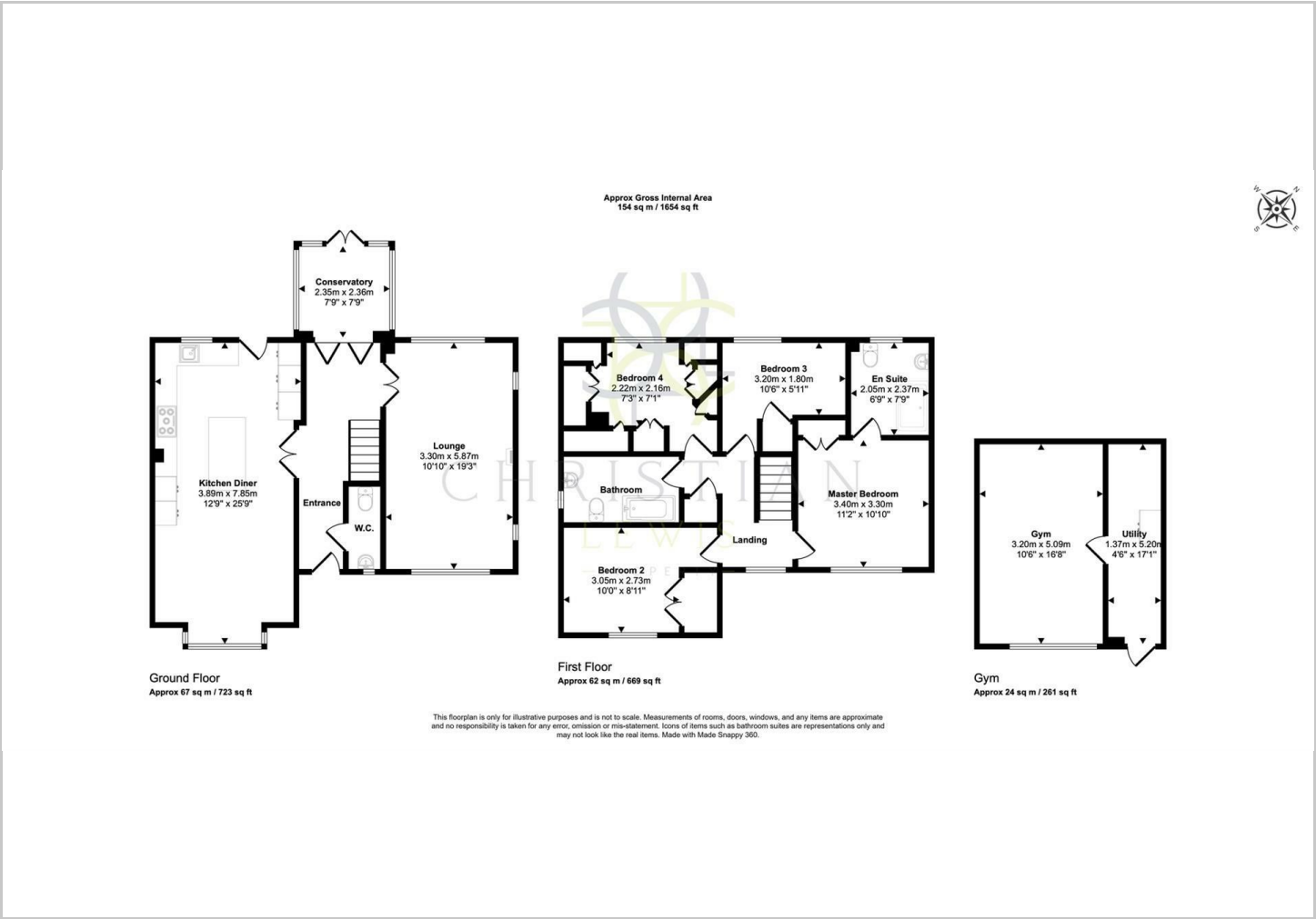
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.







Floor Plans

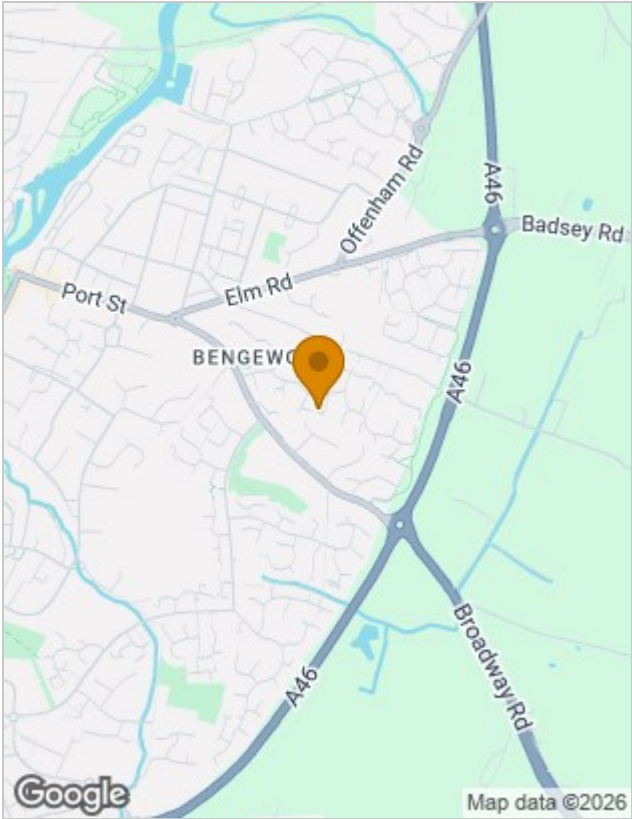


Viewing

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.

Location Map



Energy Performance Graph

