80 Snaffle Way, Evesham, WR11 2AY

Guide price £380,000

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CHRISTIAN LEWIS PROPERTY

80 Snaffle Way

Evesham, WR11 2AY

- A fabulous four bedroom detached home backing out onto open fields
- Turn key condition
- Single garage plus parking
- Must be viewed to be appreciated

WHAT A POSITION - BACKING OUT ONTO OPEN FIELDS BEHIND! LOCATED IN ONE OF THE NICEST PLOTS ON THE DEVELOPMENT.

Occupying an enviable position within a sought-after residential development on the outskirts of Evesham, this impressive four-bedroom detached family home offers spacious and versatile accommodation, ample off-road parking, and a private rear garden backing onto open green space.

The property is approached via a generous driveway providing ample parking and access to the garage. Upon entering, a welcoming entrance hall leads to well-balanced living accommodation designed with modern family life in mind. The spacious sitting room provides an ideal space for relaxation, while the well-appointed kitchen serves as the heart of the home. A separate study, which could also be utilised as a formal dining room, offers additional flexibility, complemented by a convenient ground-floor cloakroom.

To the first floor, there are four well-proportioned bedrooms, including a principal bedroom benefiting from en-suite facilities. A family bathroom serves the remaining bedrooms, providing comfortable accommodation for growing families.

Outside, the rear garden has been thoughtfully landscaped to create a low-maintenance yet attractive outdoor space, featuring a patio area ideal for al fresco dining and entertaining, alongside artificial lawn. Enjoying a good degree of privacy and backing onto open space, the garden provides a wonderful setting for both family enjoyment and relaxation.

Situated within a quiet cul-de-sac, the property is ideally placed for access to Evesham's excellent range of shops, schools, leisure amenities and transport links. Nestled within the picturesque Vale of Evesham, the town offers convenient connections to Worcester, Cheltenham, Stratford-upon-Avon and the wider Cotswolds region.

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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 E
EPC Rating C
Estate charges apply

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 £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.

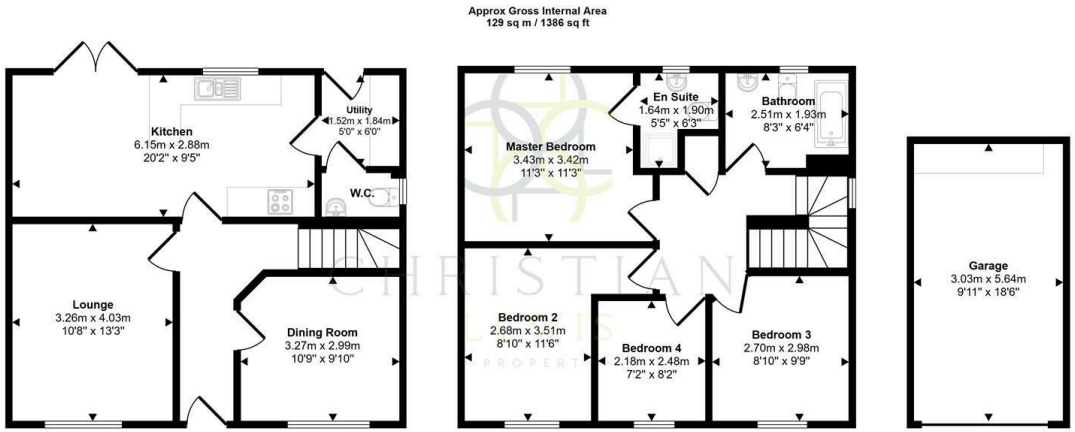
FRESH FLOWER

FRESH FLOWER
BREAD
HELLO

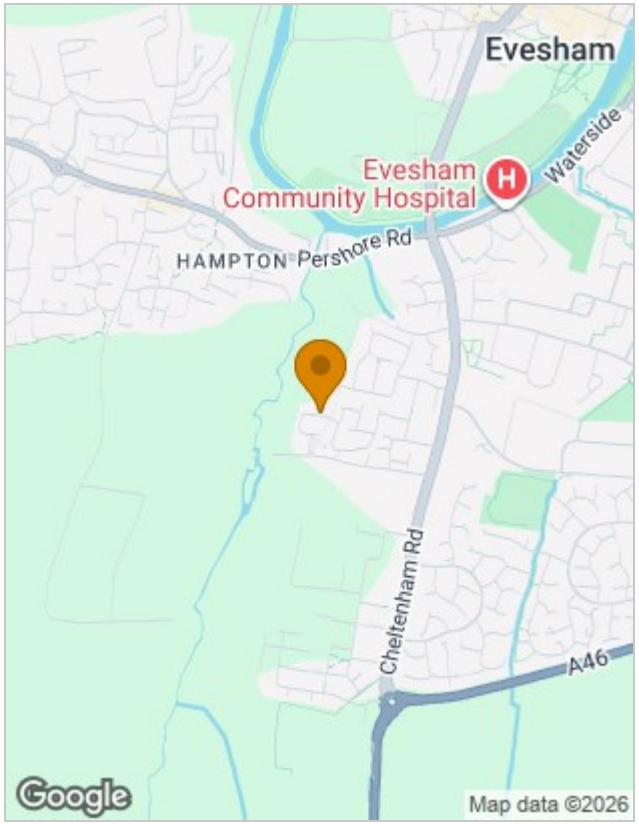
ideal
beko

BOTANICAL FLORAL
NEW YORK BOTANY

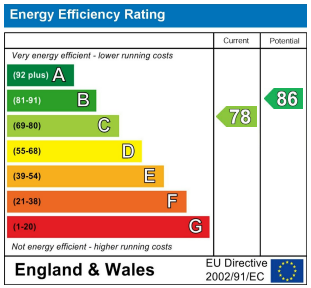
Floor Plans



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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