



42 University Fields, Evesham, WR11 2TD

Offers over £260,000





# 42 University Fields

Evesham, WR11 2TD

- Modern and energy efficient
- Two double bedrooms
- Calling all first time buyers
- Parking

This beautifully presented modern home offers stylish and practical accommodation, making it an excellent choice for first-time buyers, professional couples, or small families seeking a property that is ready to move straight into.

Upon entering the property, you are welcomed into a bright and inviting living area that provides the perfect space for relaxing and entertaining. The well-designed layout flows effortlessly through to the contemporary kitchen and dining area, creating a sociable and functional heart of the home. Finished with modern units and ample worktop space, the kitchen is ideal for both everyday family life and hosting guests. A convenient ground-floor WC and separate utility area add further practicality to the accommodation.

To the first floor, the property boasts two generously sized bedrooms. The spacious principal bedroom benefits from an abundance of natural light, creating a bright and airy atmosphere, while the second bedroom offers versatile space suitable for a guest room, nursery, children's bedroom, or home office. Completing the accommodation is a stylish family bathroom, fitted with modern fixtures and fittings and finished to a high standard.

Externally, the property continues to impress with a private rear garden, providing an excellent outdoor space for al fresco dining, entertaining friends and family, gardening enthusiasts, or children to play safely. To the front, a driveway offers off-road parking for multiple vehicles, adding convenience and practicality for modern living.

Combining contemporary styling, well-proportioned accommodation, and excellent outdoor space, this attractive home presents a fantastic opportunity for buyers looking for comfort, convenience, and a property ready to enjoy from day one.



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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 C  
EPC Rating B

Estate fees apply

## 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.

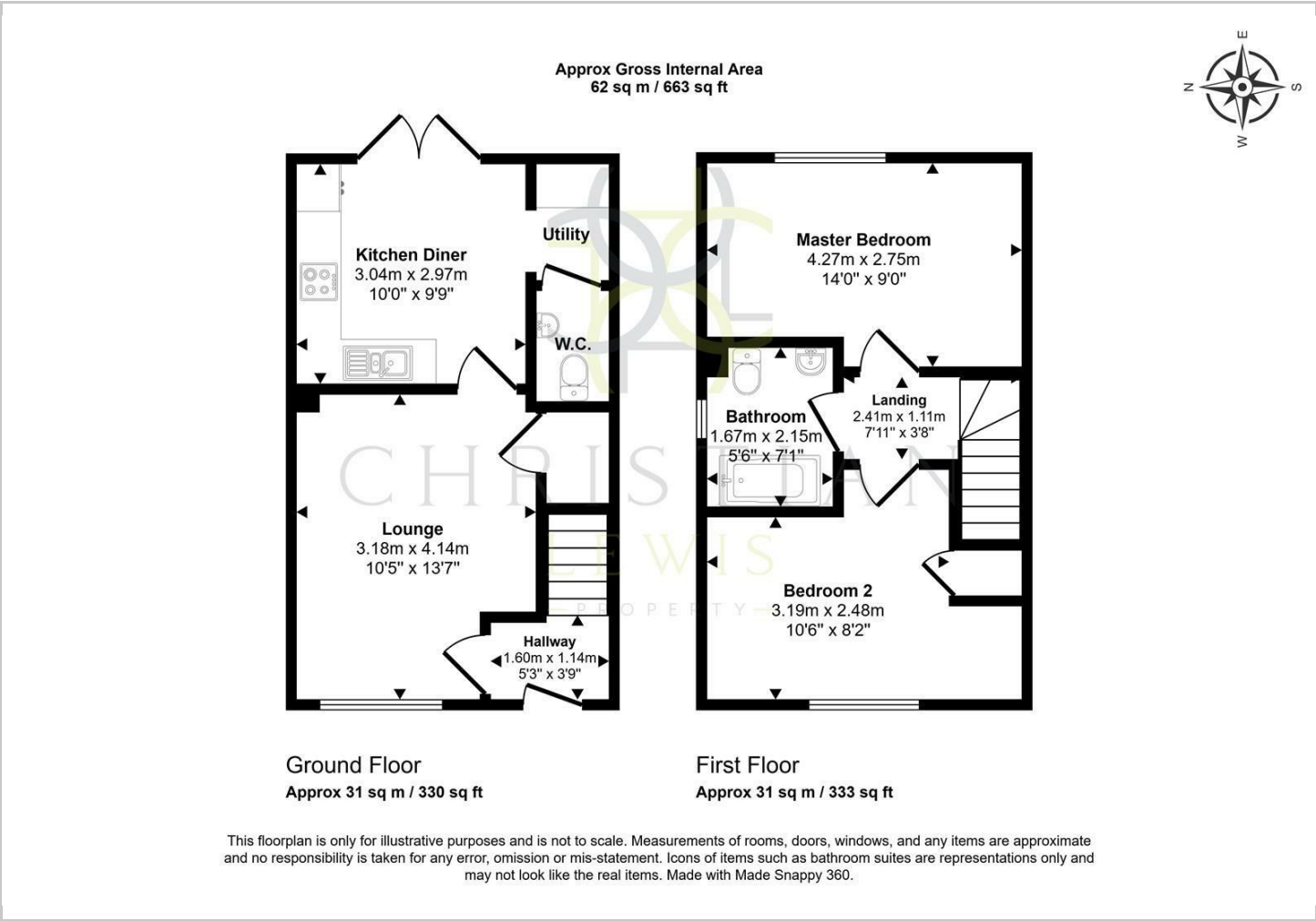
## Disclaimer

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

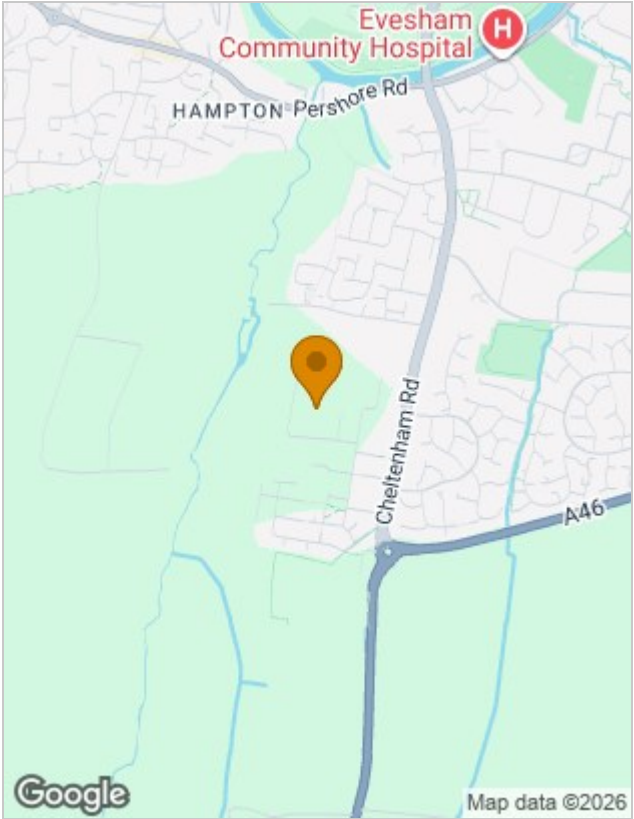


Viewing

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

