

14 Green Templeton Gardens, Evesham, WR11 2TB

Offers over £240,000

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CHRISTIAN LEWIS PROPERTY



14 Green Templeton Gardens

Evesham, WR11 2TB

- Two bedrooms
- Garden
- Ample parking
- Great value

LARGER THAN AVERAGE GARDEN - GREAT VALUE

This beautifully presented, contemporary home offers an excellent blend of modern style and everyday practicality, making it an ideal purchase for first-time buyers, professional couples or small families looking for a property they can move straight into and enjoy.

Upon entering, you are greeted by a bright and welcoming living room, providing a comfortable space to relax and unwind. The accommodation flows seamlessly into the modern kitchen and dining area, creating a fantastic open and sociable environment. The kitchen is fitted with stylish contemporary units and offers generous worktop space, making it perfectly suited to both day-to-day living and entertaining. Further benefits to the ground floor include a useful utility area and a separate downstairs WC.

To the first floor are two well-proportioned bedrooms. The principal bedroom is particularly spacious and enjoys plenty of natural light, creating a lovely bright and airy feel. The second bedroom offers excellent versatility and could be utilised as a guest bedroom, nursery, children's room or home office. Completing the first floor is a modern family bathroom, fitted with contemporary fixtures and fittings.

Externally, the property benefits from a private rear garden, offering an ideal setting for outdoor dining, entertaining or simply enjoying the warmer months. The garden also provides a great space for families and those with a keen interest in gardening. To the front, a private driveway provides off-road parking for multiple vehicles, adding further convenience.

Offering modern interiors, well-balanced accommodation and attractive outdoor space, this lovely home is sure to appeal to a range of buyers. Early viewing is highly recommended to fully appreciate everything this property has to offer.





Offers over £240,000



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 C
EPC Rating B
Estate charges 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 £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.



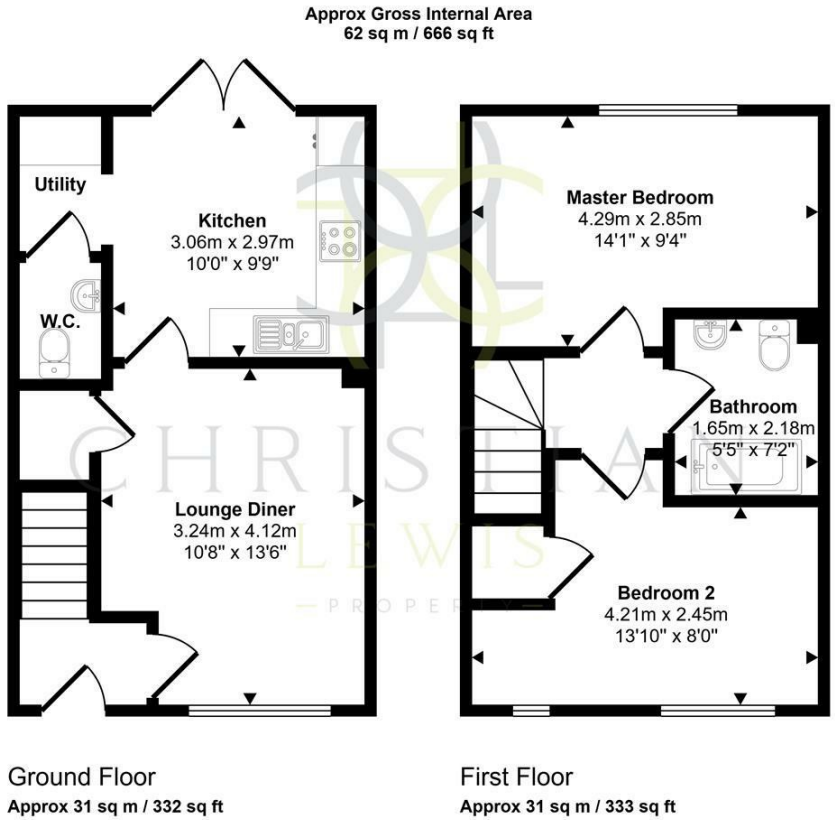

BICKERSTAFF
20
THOMAS




BICKERSTAFF
20

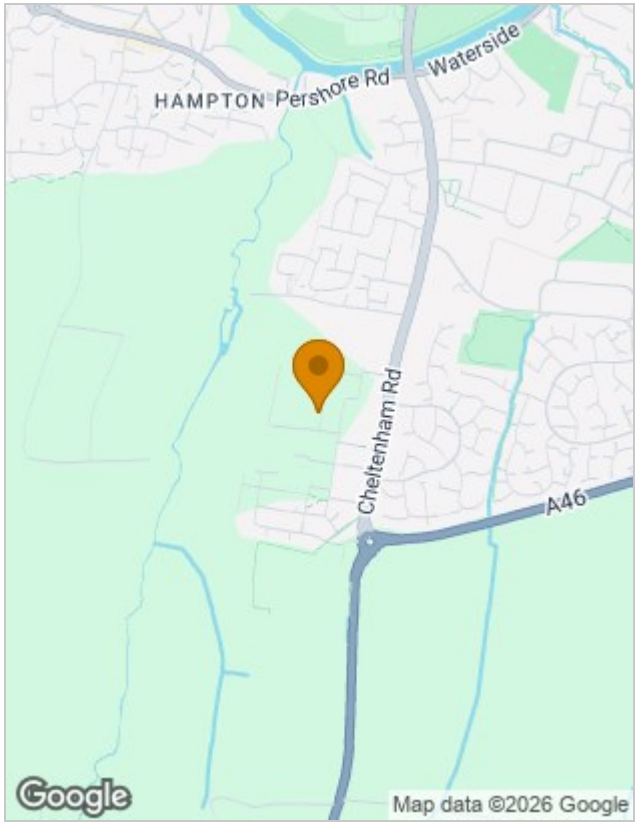


Floor Plans

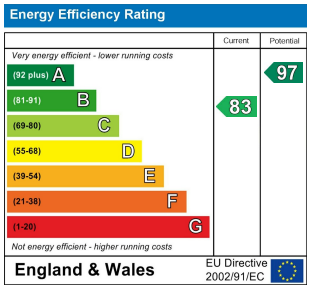


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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