4 Lady Margaret Hall Way, Evesham, WR11 2TA

Asking price £325,000

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CHRISTIAN LEWIS PROPERTY

4 Lady Margaret Hall Way

Evesham, WR11 2TA

- Three-bedroom semi-detached home
- Well-presented throughout
- Modern kitchen/dining room
- Private rear garden
- Convenient for local amenities
- Popular modern development
- Spacious lounge
- Principal bedroom with ensuite
- Driveway and garage
- Excellent transport links

A well-presented three-bedroom semi-detached home situated within a popular modern development, offering spacious and versatile accommodation, off-road parking, a garage and a private rear garden.

Built in recent years, this attractive property provides contemporary living throughout and would make an excellent choice for first-time buyers, young families or those seeking a modern home that is ready to move straight into.

The ground floor opens with an entrance hall leading into a generous lounge, offering a bright and welcoming reception space. To the rear, a modern fitted kitchen/dining room provides excellent storage and French doors opening onto the garden, making this a particularly sociable space for both day-to-day living and entertaining. A useful utility area and downstairs cloakroom complete the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from a private en-suite shower room. Bedroom two is a good-sized double, while bedroom three offers flexibility as a child's bedroom, nursery, dressing room or home office. The modern family bathroom features a white suite with separate shower.

Outside, the property benefits from a private rear garden, predominantly laid to lawn with a paved patio area providing an ideal spot for outdoor seating and dining, and decking to the rear. Gated side access leads through to the driveway, providing off-road parking, with the additional benefit of a garage.

The property is ideally positioned for access to local schools, supermarkets, countryside walks and the wide range of amenities available in Evesham town centre. There are also excellent road links to Worcester, Stratford-upon-Avon and the Cotswolds, making this an appealing home for commuters and families alike.

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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 £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.

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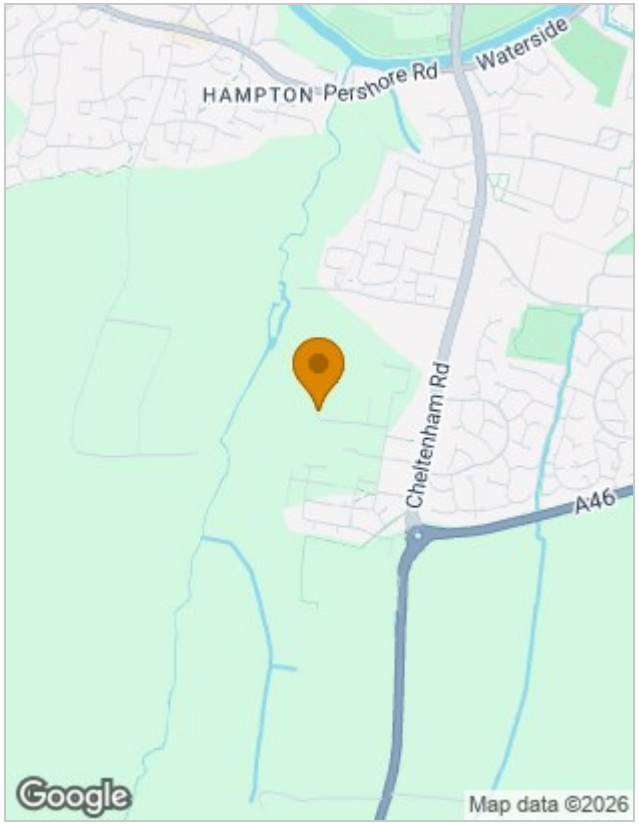
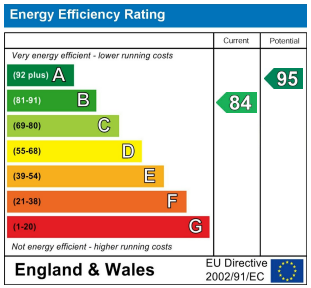
Floor Plans

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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