



27 Worcester Road, Evesham, WR11 4JU

Auction Guide £135,000

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CHRISTIAN
LEWIS
PROPERTY



27 Worcester Road

Evesham, WR11 4JU

- Three bedroom end-terrace house
- Walking distance to the train station
- Ideal first-time purchase, family home or investment opportunity
- Spacious accommodation throughout
- Close to supermarkets, schools and Evesham town centre

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £140,000.

A well presented three-bedroom end-terrace home, offering generous living accommodation, a private rear garden and excellent access to Evesham town centre, the railway station and a range of local amenities.

This attractive period property combines character and practicality, making it an ideal purchase for first-time buyers, growing families or investors alike. The accommodation extends to approximately 1,007 sq ft and is arranged over two floors.

The ground floor briefly comprises an entrance hallway, a dining room to the front and a lounge with feature fireplace and French doors opening onto the rear garden. To the rear of the property is an extended kitchen/breakfast room, fitted with a range of contemporary units and offering ample space for everyday family dining.

Upstairs, the property offers three bedrooms and a stylish family bathroom. The principal bedroom is a generous double room, whilst the second bedroom also provides comfortable double accommodation. The third bedroom offers flexibility as a child's bedroom, home office or dressing room.

Outside, the property enjoys an enclosed rear garden, providing space for children to play, entertaining and gardening enthusiasts alike.

Worcester Road is conveniently positioned within walking distance of Evesham Railway Station, making it ideal for commuters, whilst the town centre, supermarkets, schools,



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 B
EPC Rating E

Disclaimer

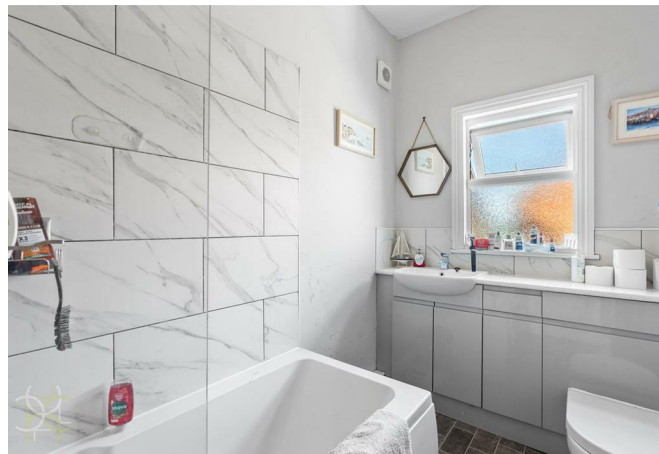
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained 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.

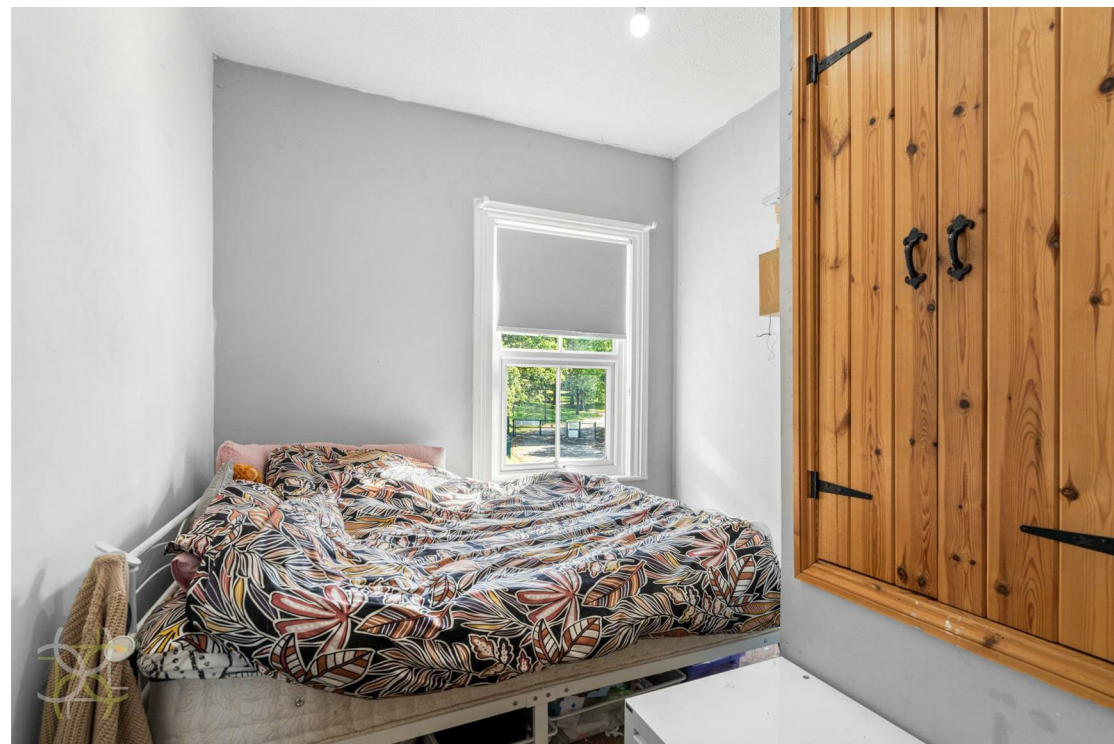
Anti Money Laundering & Financial Regulations

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.

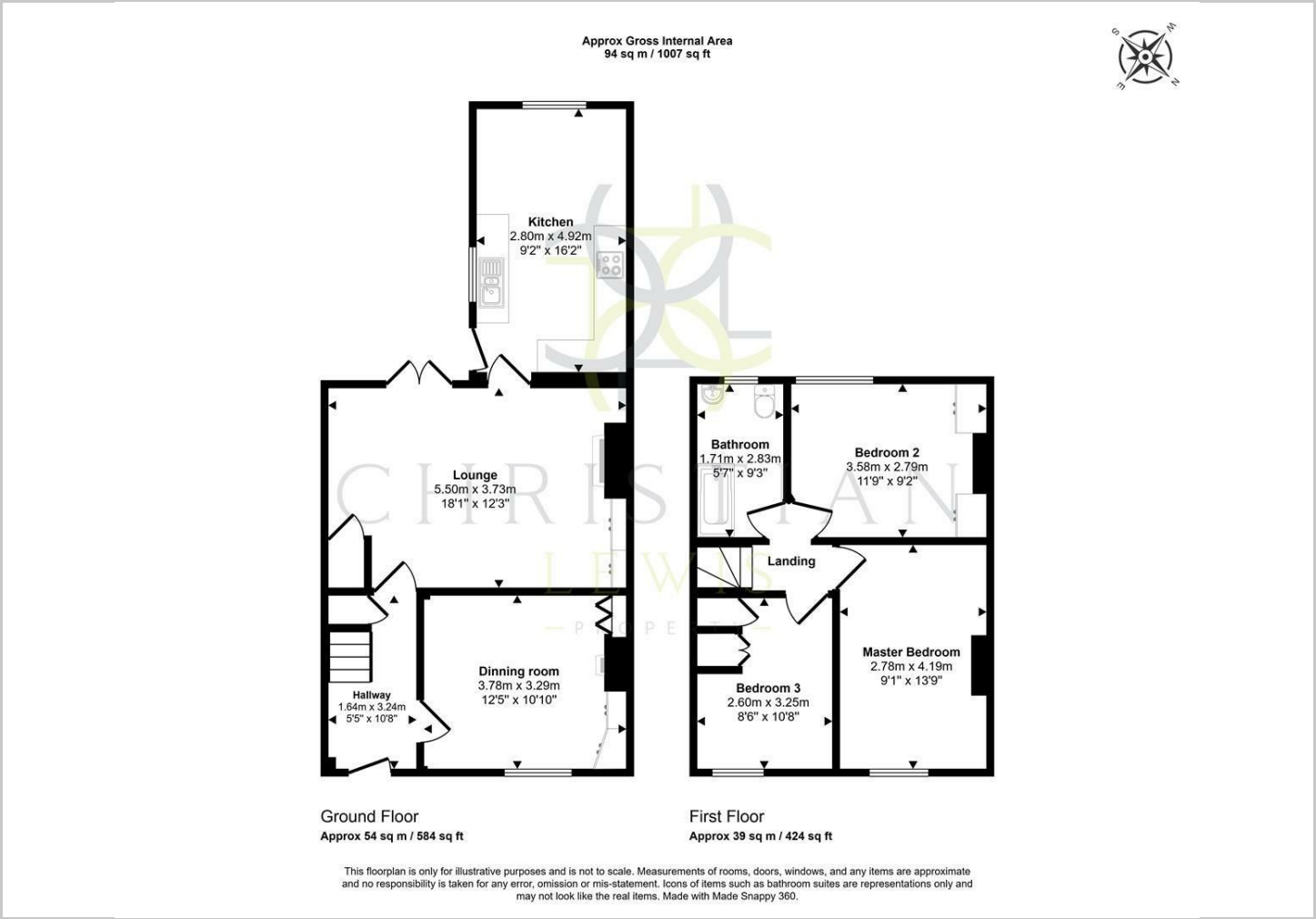
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.







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.

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Location Map



Energy Performance Graph

