

Lansdowne Leys Road, Evesham, Harvington WR11 8LZ

Offers over £475,000

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CHRISTIAN LEWIS PROPERTY


MINDSET
IS EVERYTHING
IN THIS KITCHEN
WE DANCE
OXO

Lansdowne Leys Road

Harvington
Evesham, WR11 8LZ

Offers over £475,000

- The most attractive red brick period home bursting with character and charm
- Gated parking plus garage
- Must be viewed to be fully appreciated
- Three bedrooms
- In the heart of Harvington
- Scope to reconfigure and make your own



A HANDSOME RED BRICK HOME LOCATED IN THE HEART OF HARVINGTON

Occupying a superb central village position, just a stone's throw from the local convenience store and everyday amenities, this substantial Victorian family home offers a wonderful blend of period charm, generous accommodation and exciting potential for improvement.

The accommodation begins with a welcoming entrance hallway, providing access to a useful cloakroom/W.C. The kitchen is fitted with a range of units and retains an attractive exposed terracotta tiled floor, adding a touch of traditional character.

The spacious lounge is a particularly appealing reception room, enjoying plenty of natural light from an impressive bay window overlooking the gardens. A beautiful cast iron and timber fireplace with an open fire provides an attractive focal point, creating a warm and inviting atmosphere.

A separate dining room offers further excellent reception space, featuring an attractive red brick fireplace with an open fire. This characterful room is ideal for family dining and entertaining alike.

To the first floor, a spacious landing leads to three well-proportioned double bedrooms, all offering excellent natural light. The family bathroom is fitted with a modern white suite comprising a bath with shower over, wash hand basin and W.C.

Outside, the property enjoys a landscaped and well stocked private garden, providing a lovely setting for outdoor dining, entertaining or simply relaxing. Further benefits include a





Additional Information

Tenure: We understand that the property for sale is Free
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band D
EPC Rating E

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.



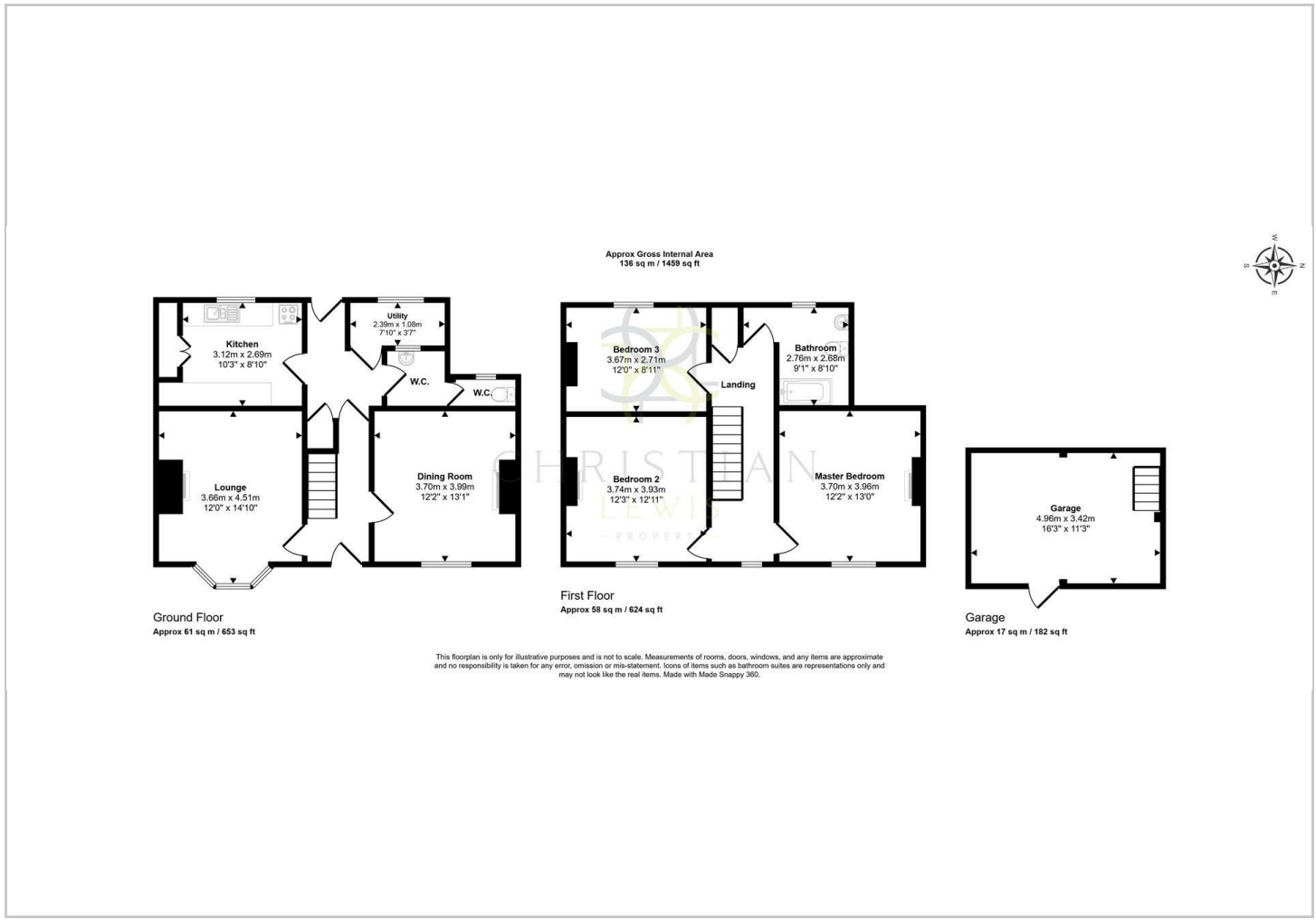








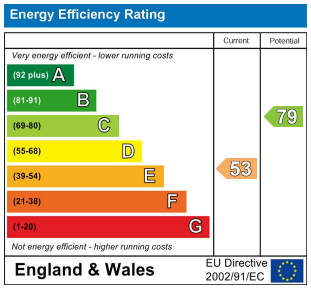
Floor Plans



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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