4 Crump Way, Evesham, WR11 3JH

Offers over £270,000

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CHRISTIAN LEWIS PROPERTY

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Evesham, WR11 3JH

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Situated in a sought-after residential are, this attractive semi-detached home, formerly one of the development's show homes, is beautifully presented throughout and offers modern, well-proportioned accommodation, ideal for contemporary family living.

The ground floor comprises a welcoming entrance hall with a convenient cloakroom, a stylish and well-appointed kitchen positioned to the front of the property, and a spacious lounge/diner to the rear. This impressive living space is filled with natural light and opens directly onto the rear garden, creating a seamless flow between indoor and outdoor living.

To the first floor, the property provides three bedrooms, including a generous principal bedroom with en-suite, alongside two further bedrooms and a modern family bathroom, all finished to a high standard.

Externally, the home enjoys an enclosed rear garden, featuring a patio seating area, lawn, and a substantial shed positioned at the rear, offering excellent storage. To the front, the property further benefits from off-road parking, adding to the overall convenience of the home.

Located within a popular residential area, Crump Way offers convenient access to local amenities, schools, and transport links, making this an excellent opportunity for a range of buyers.

Early viewing is highly recommended — enquire today to arrange your appointment.

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 C

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 £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.

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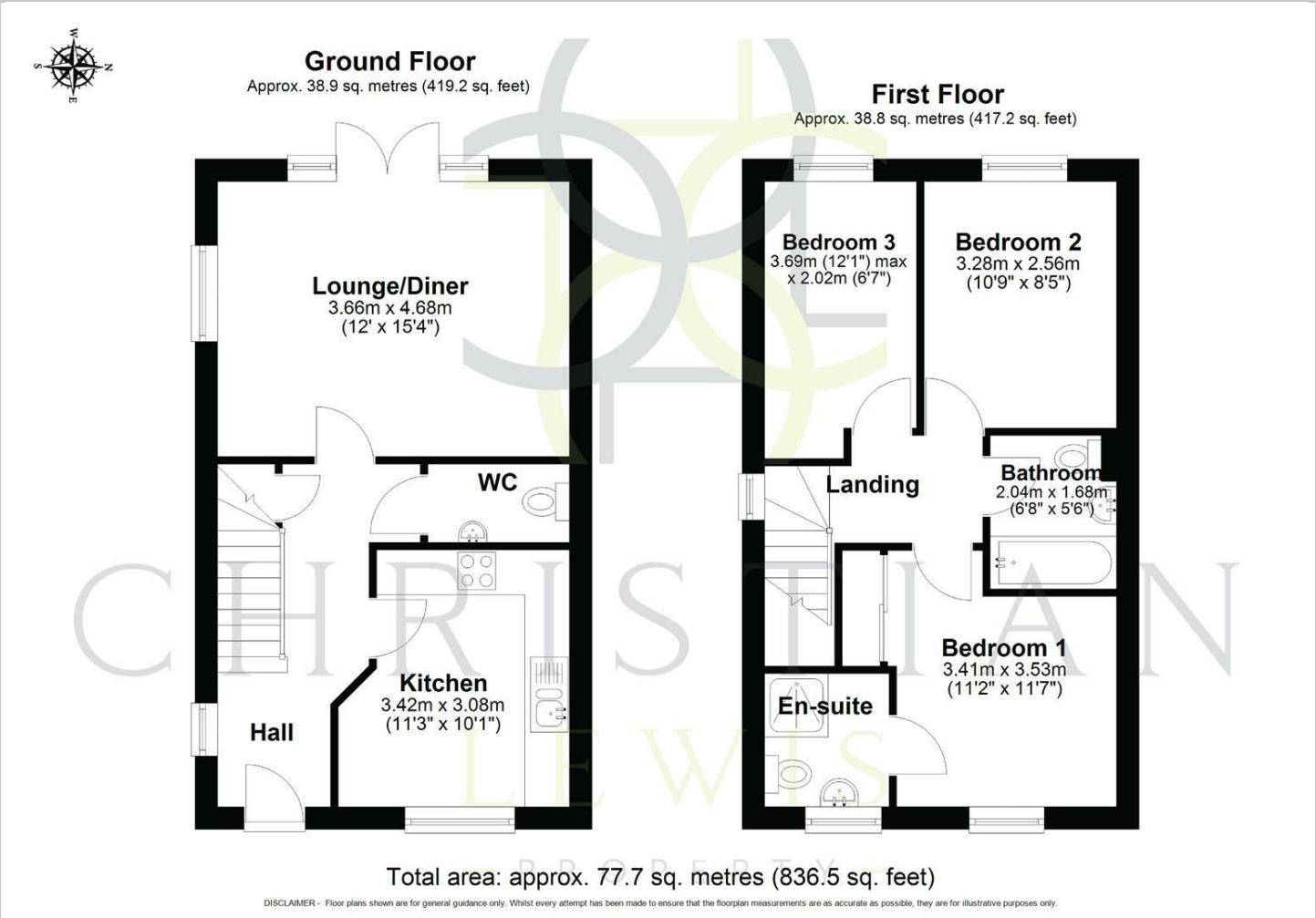
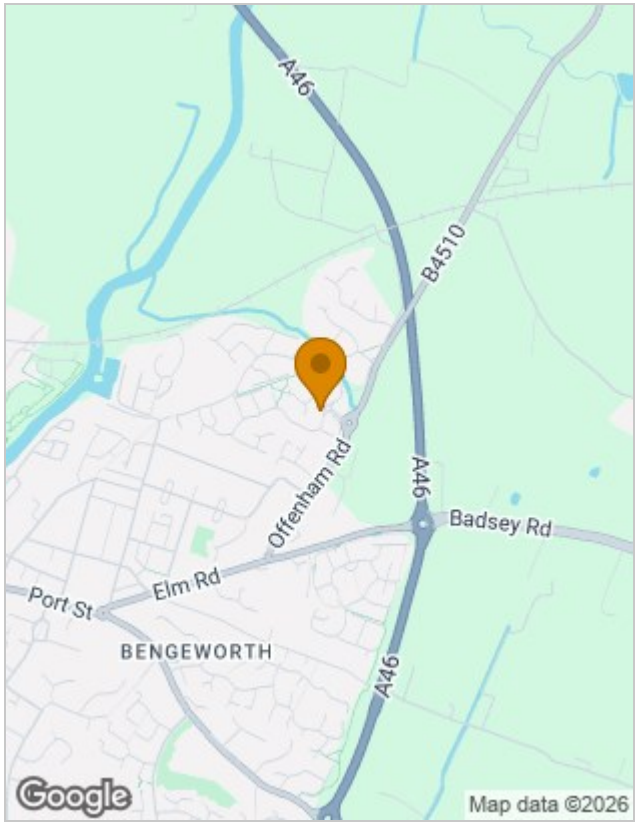
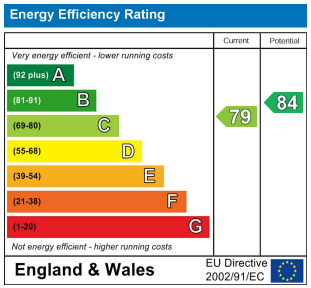
Floor Plans



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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