



5 North Road, Evesham, WR11 3AY

Offers over £250,000

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CHRISTIAN
LEWIS
—PROPERTY—



5 North Road

Evesham, WR11 3AY

- Three-bedroom terraced home
- Fitted kitchen with utility area
- First floor WC
- Low-maintenance rear garden
- Convenient location close to Evesham town centre and local amenities
- Spacious lounge/dining room
- Ground floor family bathroom
- Versatile loft room
- Garage and off-road parking to the rear

This well-proportioned three-bedroom terraced home offers generous living accommodation arranged over three floors, together with the added benefit of a garage and off-road parking to the rear.

The accommodation begins with an entrance hallway leading through to a spacious open plan lounge/dining room, making it an ideal space for both everyday family life and entertaining. To the rear, the fitted galley-style kitchen offers an excellent range of wall and base units, work surfaces and direct access to the rear garden. A useful utility area and ground floor family bathroom complete the ground floor accommodation.

On the first floor are three bedrooms, comprising two comfortable doubles and a well-proportioned single bedroom, which could equally serve as a nursery or home office. A convenient separate WC is also located on this floor.

A staircase rises to the second floor where a versatile loft room provides valuable additional accommodation. Benefitting from Velux windows and useful eaves storage, the space lends itself to a hobbies room, home office or occasional guest accommodation, subject to a purchaser's requirements.

Externally, the property enjoys a low-maintenance rear garden, designed with ease of upkeep in mind, offering a pleasant space to relax or entertain. Beyond the garden is the added advantage of a single garage and an allocated parking space, accessed via the rear service lane.

Conveniently positioned within easy reach of Evesham town centre, local schools, supermarkets and transport links, this spacious home presents an excellent opportunity for families and buyers looking for flexible accommodation in a well-established residential location.



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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 B
EPC Rating D

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.

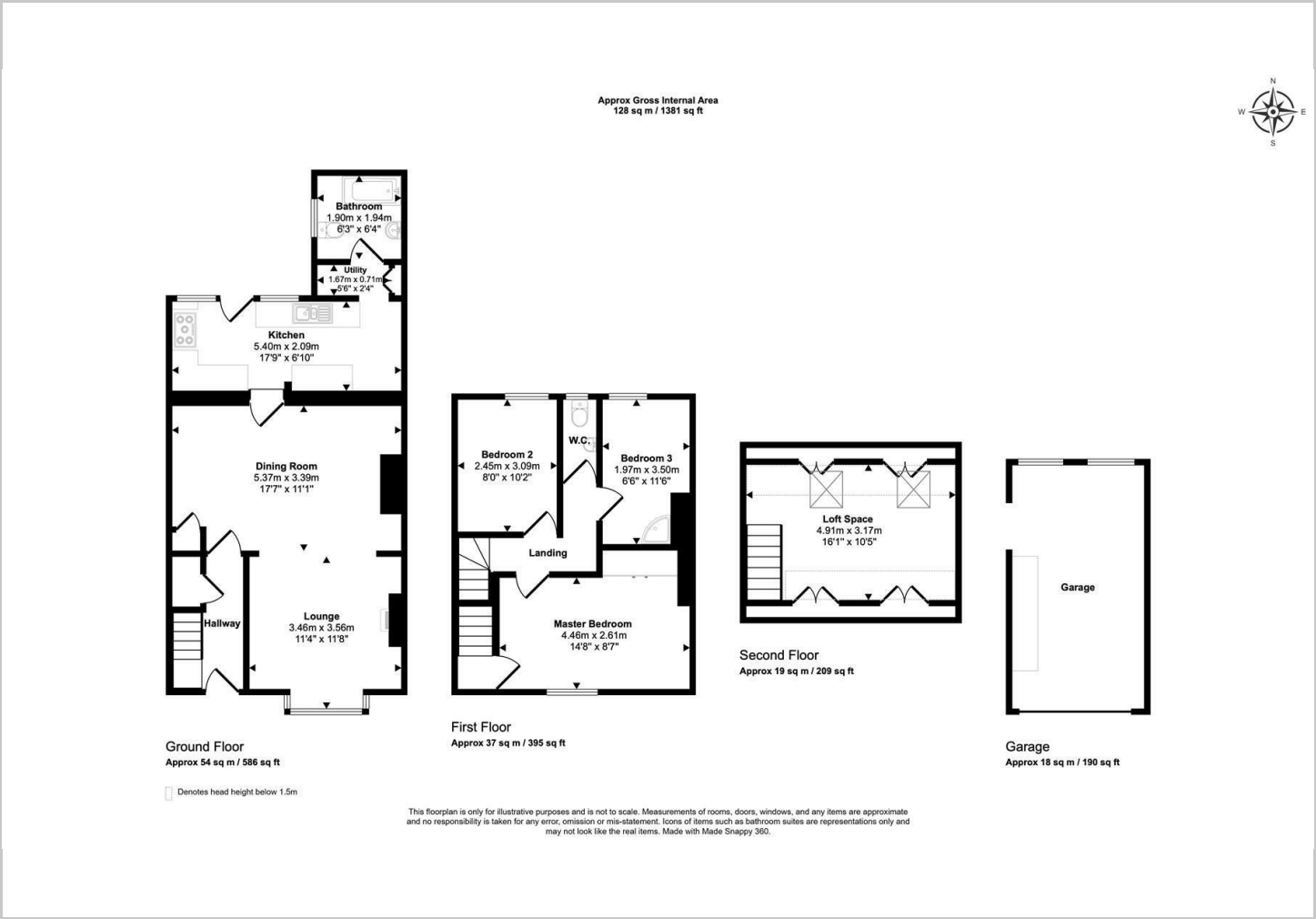
Disclaimer

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



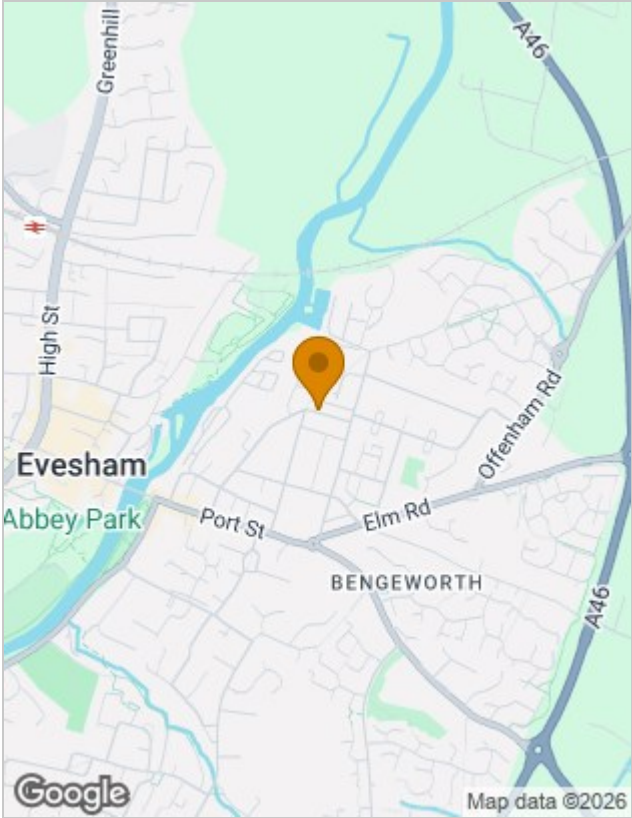
Viewing

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

