27 Overbrook, Evesham, WR11 1DE

Offers over £300,000

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CHRISTIAN LEWIS PROPERTY

27 Overbrook

Evesham, WR11 1DE

- Chain free
- Beautiful sunroom to the rear overlooking the gardens
- Ample parking
- Large garden which is south facing and very private
- Solar panels
- Flexible living

A GARDEN THAT IS GOING TO KNOCK YOUR SOCKS OFF!!

A great opportunity to purchase this chain-free semi-detached family home, situated in a peaceful position and offering spacious, versatile accommodation arranged over two floors.

The property provides excellent flexibility for modern family living and briefly comprises an entrance porch leading into a welcoming hallway, a comfortable lounge which flows through to the dining area, and a well-positioned kitchen. There is also a useful utility room, a bright and versatile sunroom, together with a further reception room which offers a variety of potential uses and could comfortably serve as a downstairs bedroom, making it particularly suitable for those requiring adaptable living arrangements. This room is further complemented by a convenient shower room.

To the first floor are three well-proportioned bedrooms, along with a further shower room.

Externally, the property continues to offer a number of attractive features, including ample off-road parking to the front, providing excellent convenience for families and multiple vehicles. To the rear is a mature and established garden, offering a pleasant outdoor space with scope to enjoy and personalise to suit individual requirements. The property also benefits from solar panels, providing an additional practical feature.

Overall, this is a spacious and versatile family home offering generous accommodation, flexible living options, useful external space and the added benefit of being chain free. Early viewing is recommended to fully appreciate the accommodation and potential this property has to offer.

Offers over £300,000

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 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.

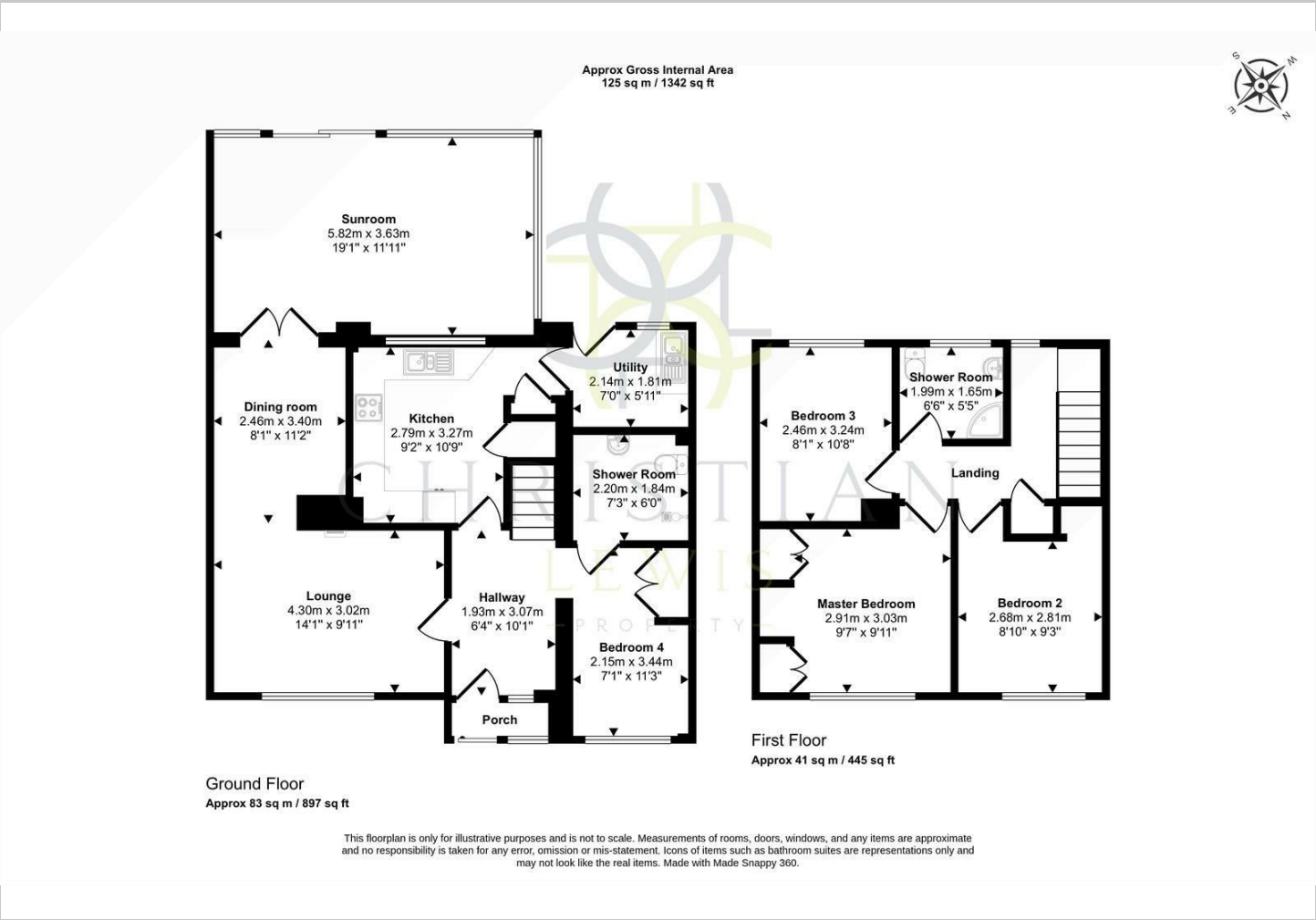
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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

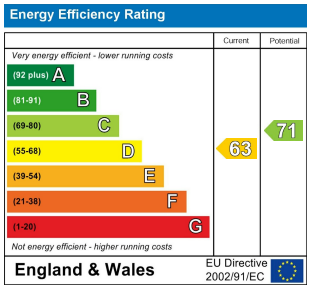
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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

86 High Street, Evesham, Worcestershire, WR11 4EU
Tel: 01386 442929 Email: sales@christianlewisproperty.co.uk www.christianlewisproperty.co.uk