46 Sycamore Avenue, Evesham, WR11 1YE

Offers in the region of £225,000

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CHRISTIAN LEWIS PROPERTY

46 Sycamore Avenue

Evesham, WR11 1YE

- Chain free
- Parking and garage
- Two bedrooms
- Garden

CHAIN FREE STARTER HOME IN A SUPER POSITION

This is an excellent opportunity to acquire a property brimming with potential, offered to the market with the significant advantage of no onward chain, ensuring a smoother and more straightforward purchasing process.

The home is ideally suited to a wide range of buyers, including first-time purchasers looking to step onto the property ladder, as well as downsizers seeking a manageable and well-located residence without compromising on comfort or practicality.

Internally, the property offers a well-proportioned layout. The ground floor comprises a welcoming lounge, providing a comfortable space for relaxation, alongside a kitchen/diner that offers ample room for both cooking and dining, making it a practical and sociable area of the home.

To the first floor, there are two bedrooms, both offering flexibility for use as sleeping accommodation, a home office, or guest space, along with a family bathroom serving the upper level.

Externally, the property continues to impress with the added benefits of off-road parking, a single garage providing additional storage or secure parking, and a rear garden—ideal for outdoor enjoyment, gardening, or entertaining.

Overall, this property represents a fantastic opportunity to secure a home with scope to personalise and add value, in a format that appeals to a broad spectrum of buyers.

Offers in the region of £225,000

Additional Information
Tenure: We understand that the property for sale is Freehold
Local Authority: Wychavon
Council Tax Band: We understand that the Council Tax Band for the property is Band B
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.

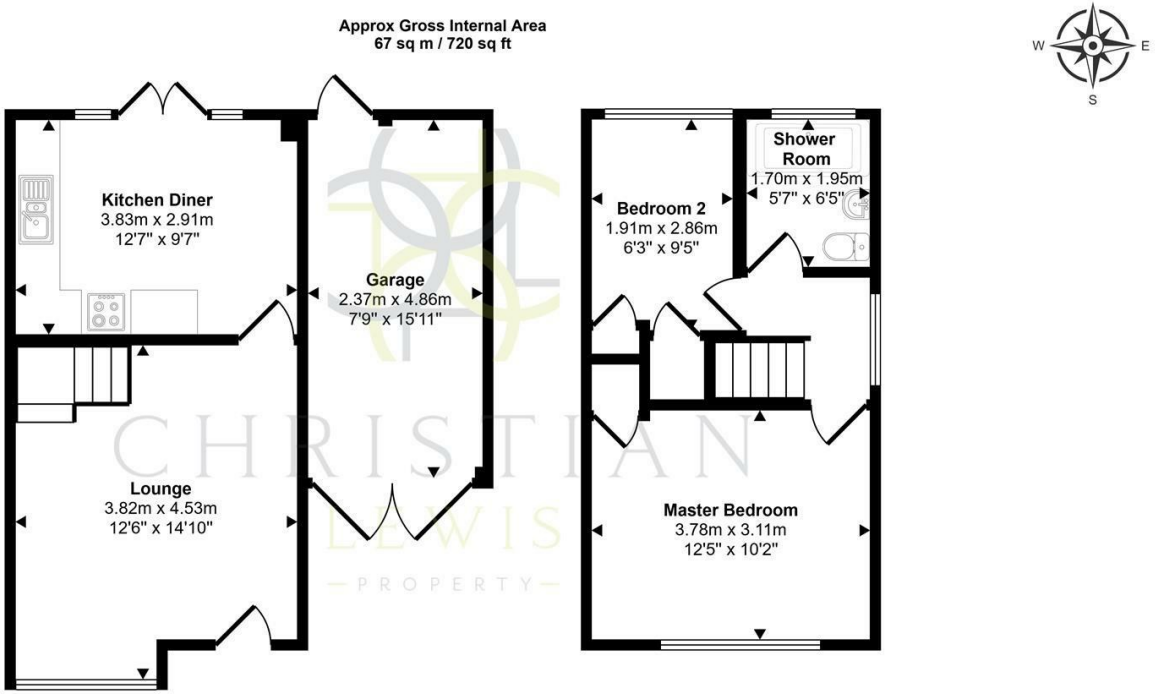
Please inform us if you become aware of any information being inaccurate.

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 £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

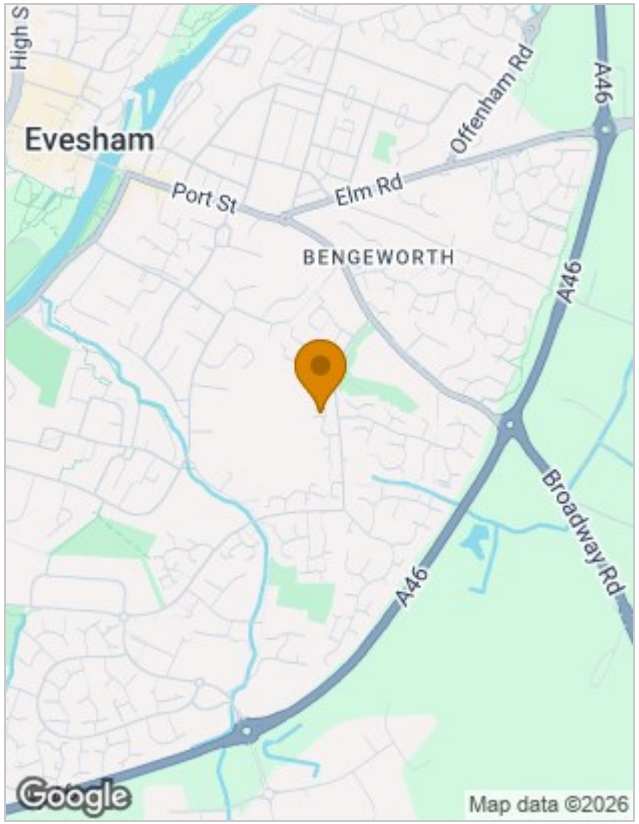


Ground Floor
Approx 40 sq m / 433 sq ft

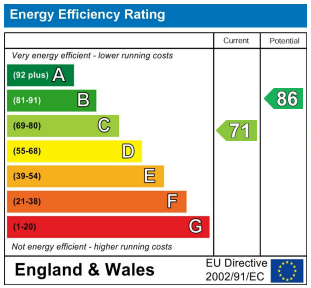
First Floor
Approx 27 sq m / 287 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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