



56 St. Catherines Road, Evesham, WR11 2GE

Offers in excess of £255,000





56 St. Catherines Road

Evesham, WR11 2GE

- Three bedrooms
- Chain free
- Parking
- Ready to move into

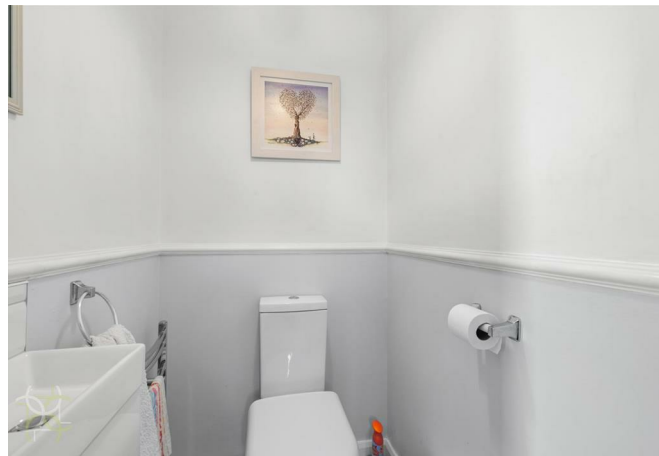
An excellent opportunity to acquire this well-presented three-bedroom semi-detached home, ideally suited to first-time buyers, young families, or investors alike. Offered to the market with no onward chain, the property provides spacious and versatile accommodation throughout and is ready for immediate occupation.

The ground floor accommodation briefly comprises an entrance porch, convenient downstairs W/C, a bright and spacious lounge/dining room offering an ideal space for both relaxing and entertaining, and a fitted kitchen with a range of storage and worktop space.

To the first floor, the property benefits from three well-proportioned bedrooms along with a family bathroom.

Externally, the home enjoys off-road parking via a private driveway and a rear garden, perfect for outdoor dining, entertaining, or family use. Further benefits include gas central heating and double glazing throughout.

Early viewing is highly recommended to fully appreciate the accommodation and potential this property has to offer.



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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 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 £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.

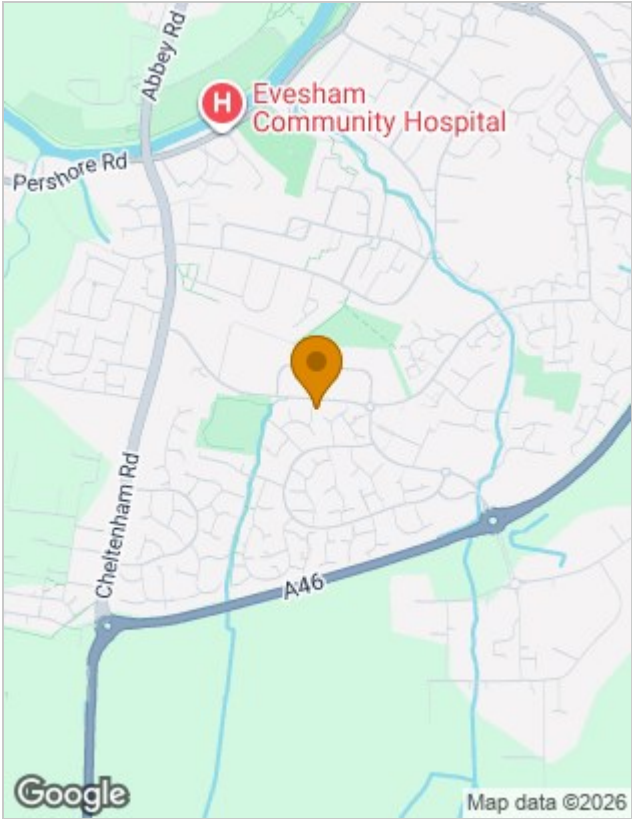




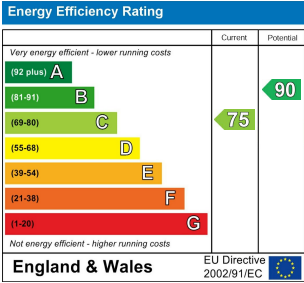
Floor Plans



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.