



10 Russet Close, Evesham, WR11 3JW

Guide price £114,000



CHRISTIAN  
LEWIS  
PROPERTY



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# 10 Russet Close

Evesham, WR11 3JW

#### \*\*\*\* 40% SHARED OWNERSHIP \*\*\*\*

This well-presented and spacious three-bedroom semi-detached home is situated in a quiet residential position on Russet Close, within the popular Orchards Estate on the outskirts of Evesham.

The accommodation is arranged over two floors and offers practical, family-friendly living space throughout. On the ground floor, the property is entered via a central hallway which provides access to a convenient cloakroom/WC, the kitchen, and the main living room. The kitchen is well-sized and sensibly laid out, offering ample worktop and cupboard space, while the living room is a generous reception area with plenty of room for both seating and dining furniture, making it ideal for everyday living and entertaining.

To the first floor, the landing leads to three bedrooms, two of which are comfortable doubles, with the third making an ideal dressing room, child's bedroom, home office, or guest room. A family bathroom completes the first-floor accommodation.

Externally, the property benefits from off-road parking for two vehicles, an increasingly valuable feature, and the added advantage of solar panels, which can help improve energy efficiency and reduce running costs.

Located within the established Orchards Estate, Russet Close is well placed for access to local amenities, schools, and transport links, while Evesham town centre, with its range of shops, cafes, and rail connections, is just a short distance away.

This property is available on a 40% shared ownership basis, making it an affordable option for those looking to enter the property market. This scheme allows you to purchase a share of the property and pay rent on the remaining share, with the potential to buy more shares in the future. Early viewing is recommended to appreciate the space and potential on offer.



#### (SALES) Additional Information

**Tenure:** We understand that the property is for sale shared ownership (leasehold) 40% share available as part of the shared ownership scheme and approx. 115 years left on the lease.

The rent charge totals approx. £417 per calendar month

Service charges: TBC

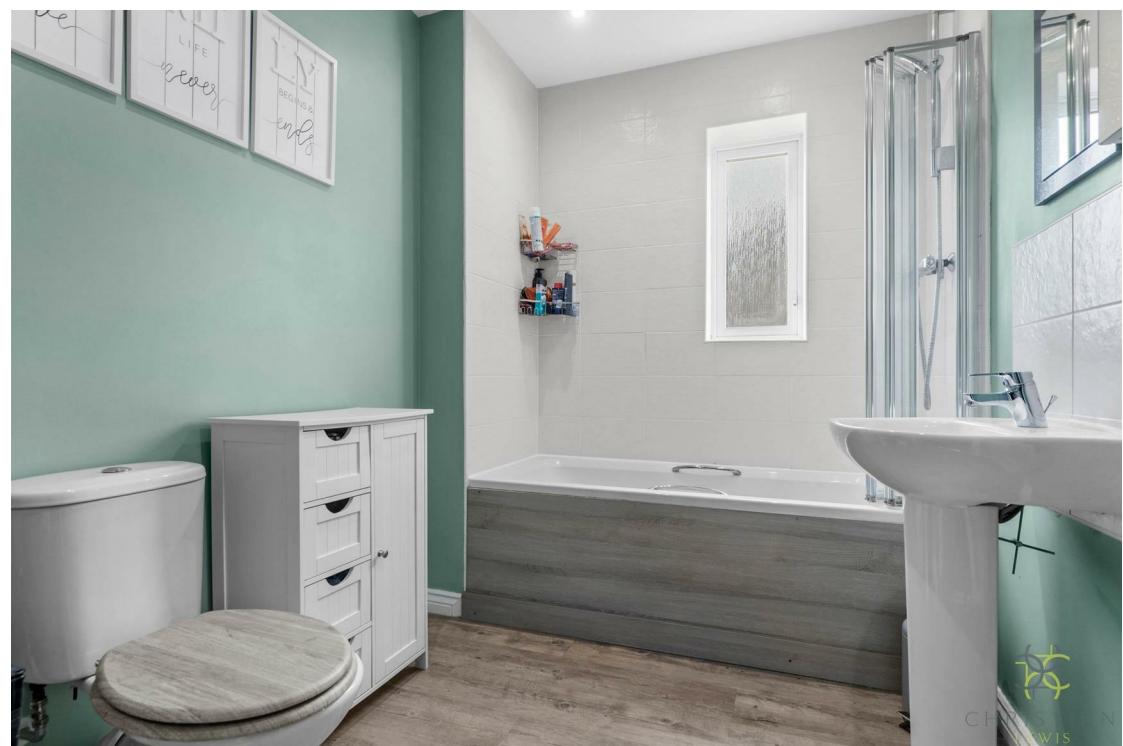
Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band C

EPC Rating: B

#### (SALES) Disclaimer

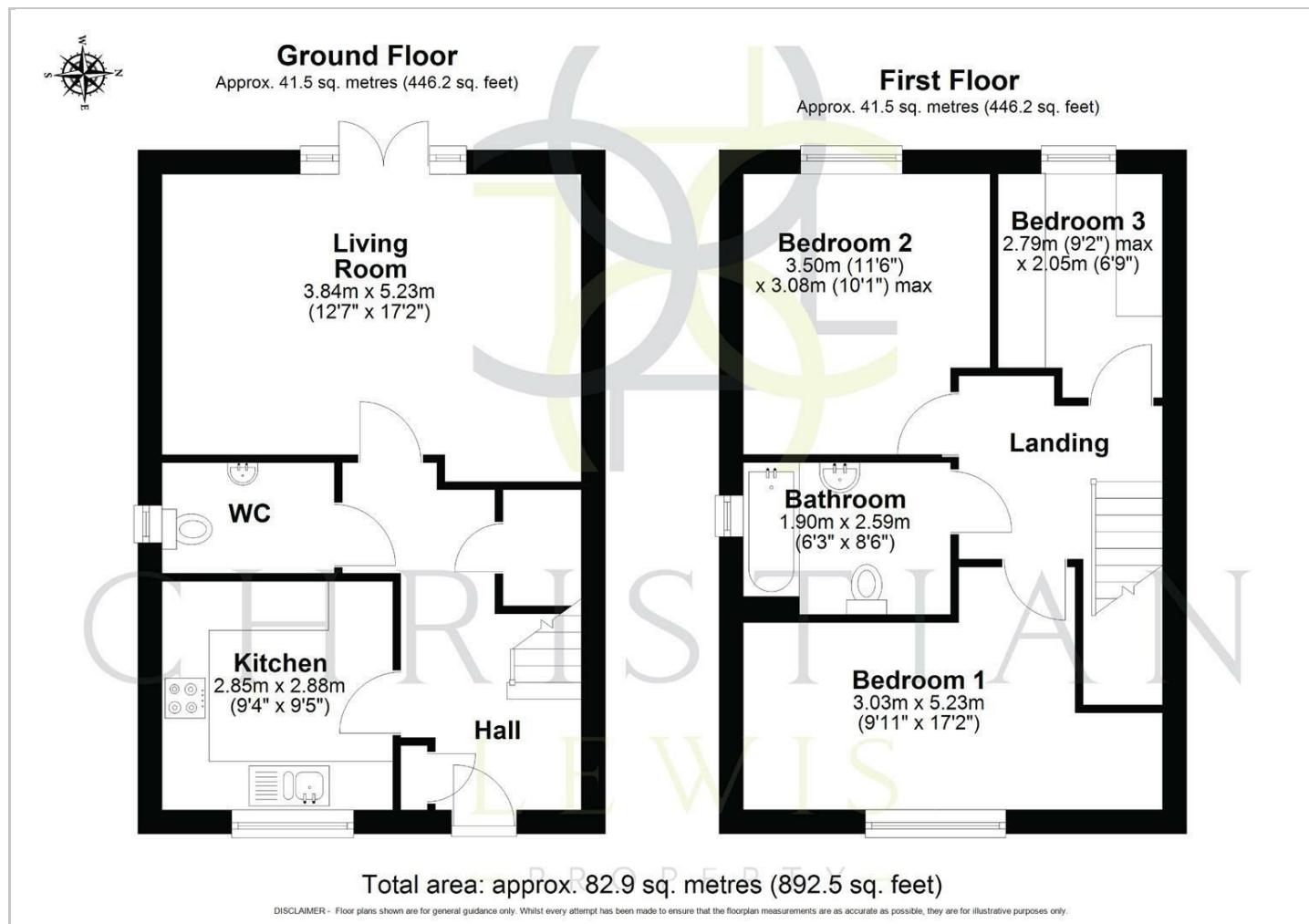
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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



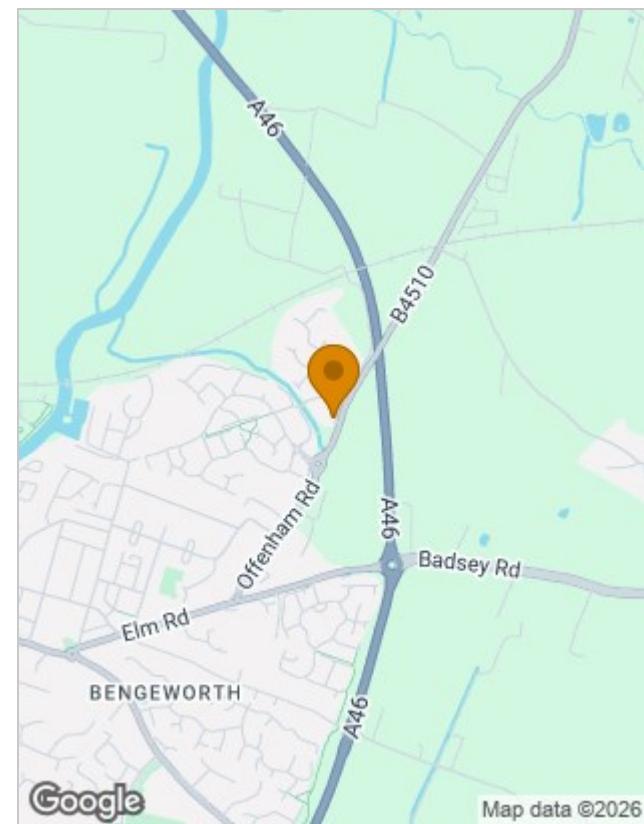


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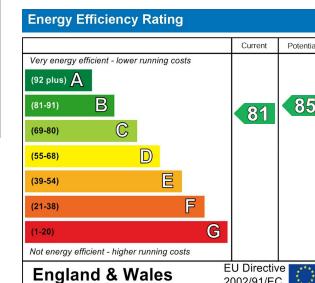
## Floor Plans



## 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.