



8 Wych Elm Grove, Evesham, WR11 3FT

Asking price £118,000



CHRISTIAN
LEWIS
PROPERTY



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8 Wych Elm Grove

Evesham, WR11 3FT

- Three bedrooms (two doubles)
- Large living room
- Off-road-parking
- Close to local amenities
- One family bathroom + downstairs w.c
- Kitchen diner overlooking rear garden
- Enclosed rear garden
- Perfect opportunity for first time buyers

**** 40% SHARED OWNERSHIP OR 100% FULL OWNERSHIP ****

This three-bedroom semi-detached home on the outskirts of Evesham offers a wonderful opportunity to own a modern, comfortable property. With off-road parking, a generously sized garden, and a sought-after location, it combines practicality with charm—making it an excellent choice for families or first-time buyers.

On the ground floor the property boasts a spacious living room, designed to create a warm and welcoming atmosphere, a well-equipped kitchen featuring contemporary appliances, plenty of storage, and ample counter space, and a convenient ground floor cloakroom.

Upstairs there are three well-proportioned bedrooms, each providing ample space and natural light, and a modern family bathroom fitted with stylish fixtures.

Externally there is off-road parking and a generous garden with outdoor space for children to play, gardening enthusiasts to enjoy, or for hosting summer gatherings. It is designed to be both functional and easy to maintain.

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. There is also the option to purchase the property outright at a 100% share for a price of £295,000.00.



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 122 years left on the lease.

The rent charge totals £438.83 per calendar month

Service charges £82.36 per calendar month

Local Authority: Wychavon District Council

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

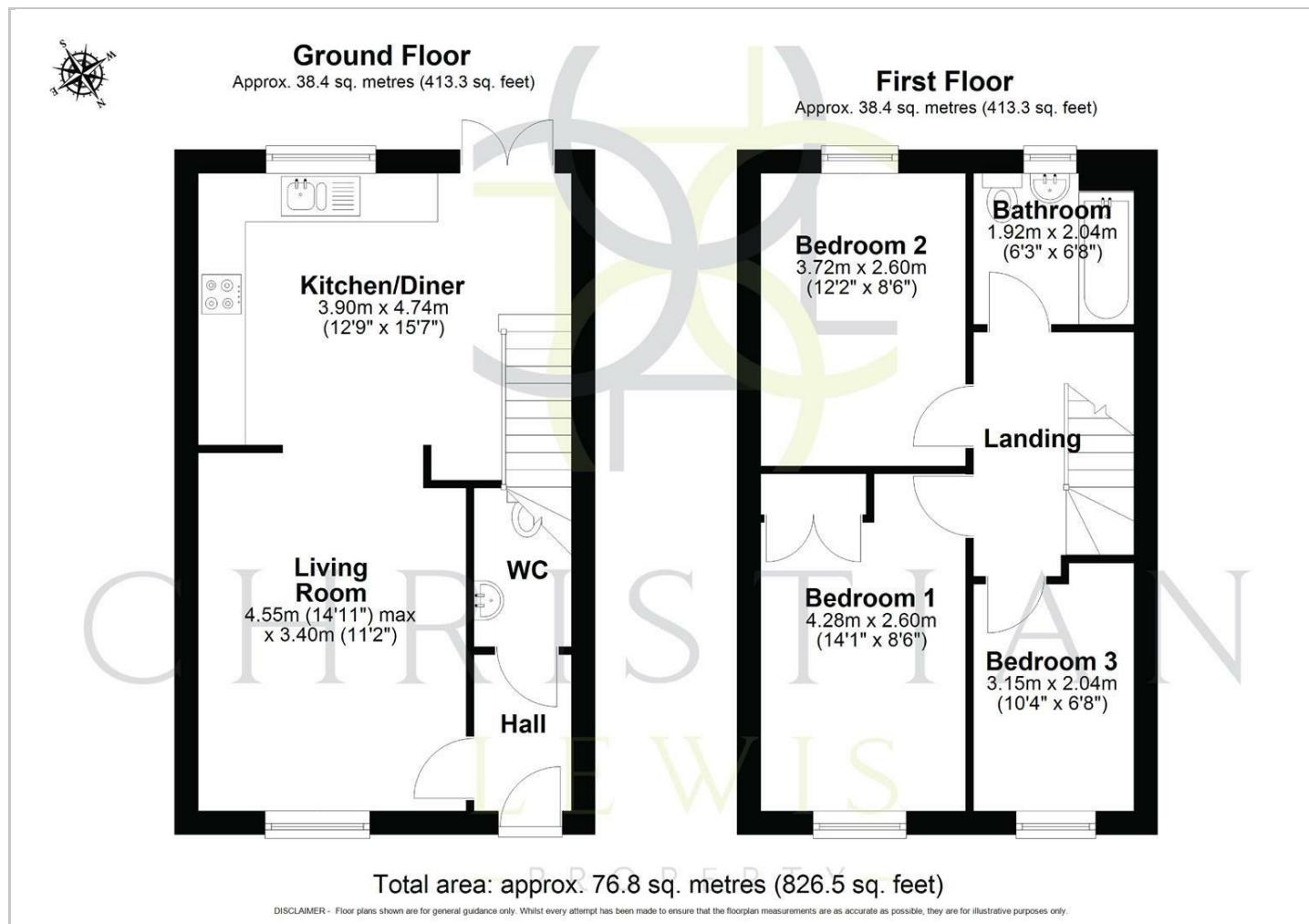
EPC Rating: B

Disclaimer

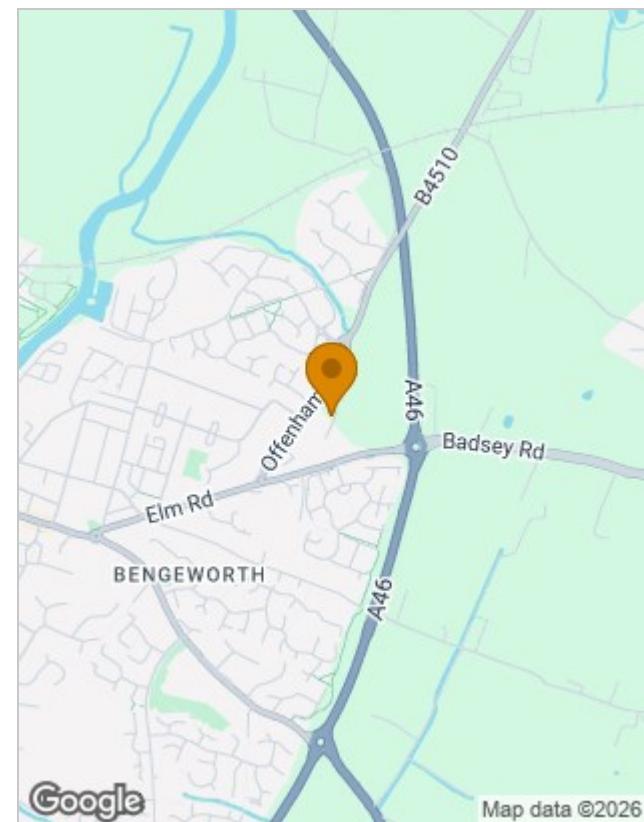
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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



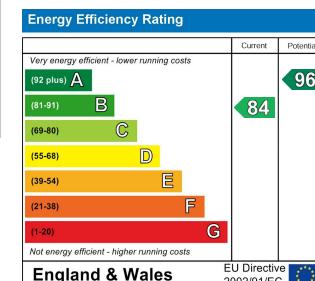
Floor Plans



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.