



17 Lindsey Avenue, Evesham, WR11 1EN

Asking price £280,000



CHRISTIAN
LEWIS
PROPERTY



CHRISTINA
LEWIS

17 Lindsey Avenue

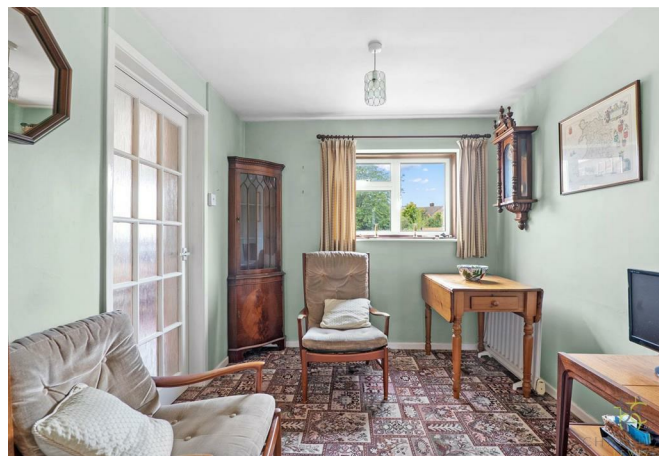
Evesham, WR11 1EN

- A peaceful quiet location close to amenities
- Chain free
- Scope to add value and make it your own
- Three bedrooms
- Extended
- Sizeable garden which isn't overlooked
- Parking plus garage
- Must be viewed

A GREAT PROPERTY LOCATED IN A WONDERFUL PEACEFUL POSITION OFFERING SUPERB POTENTIAL

Perfect for first-time buyers, this chain-free home presents an excellent opportunity for anyone eager to step onto the property ladder and create a home tailored to their own style and taste. Ideally positioned on Lindsey Avenue, the property enjoys the peace and privacy of a no-through road, while still being within easy walking distance of the town centre, local shops, and well-regarded schools. Offering both convenience and potential, this home is well placed to suit a variety of lifestyles and is ready for its next owner to put their personal stamp on it.

The property comprises a welcoming entrance hall, a spacious living room, a separate dining room, and a generously sized kitchen/diner, providing plenty of space for everyday living and entertaining. Upstairs, there are three well-proportioned bedrooms along with a modern shower room. Externally, the home enjoys a large and private rear garden, perfect for relaxing or entertaining, as well as the added convenience of off-road parking to the front and a single garage.



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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

EPC Rating: TBC

Disclaimer

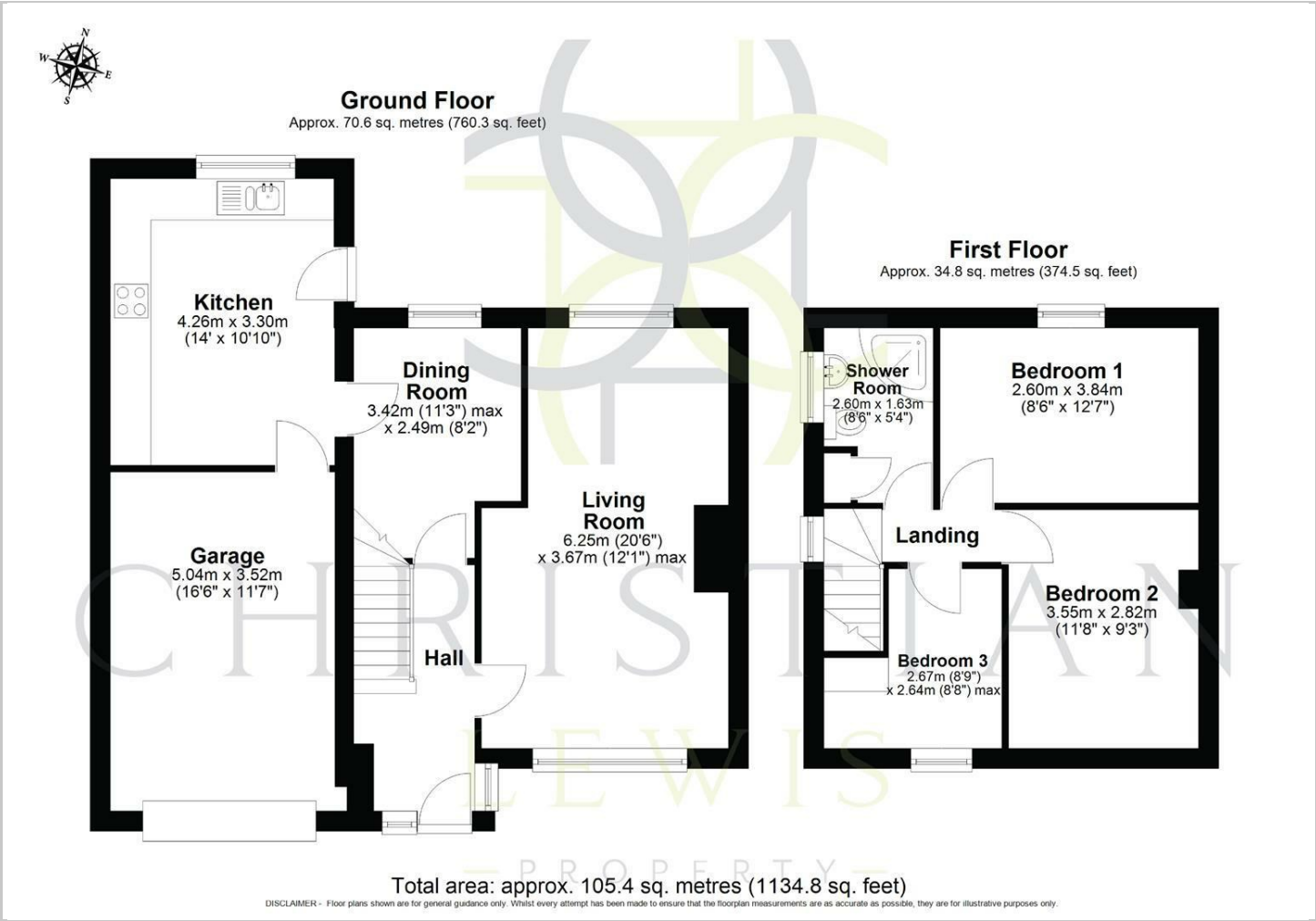
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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





CHRISTIANS
LIVING

Floor Plans



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.

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC