



12 Charles Close, Evesham, WR11 1HY

Guide price £250,000



CHRISTIAN
LEWIS
PROPERTY



12 Charles Close

Evesham, WR11 1HY

- A traditional three bedroom family home
- Off road parking located down a no through road
- Tremendous scope to add value and make your own
- Chain free and ready to go
- Large garden
- Popular location

A traditional property offered to the market with no onward chain, presenting an excellent opportunity for purchasers to create a home to their own taste.

Tucked away on a quiet no-through road, the property enjoys a peaceful setting and will particularly appeal to first-time buyers or investors seeking a project with strong potential to add value. The accommodation is deceptively spacious and further enhanced by a generous garden and ample off-road parking. An internal viewing is highly recommended to fully appreciate the space and potential on offer.

The accommodation briefly comprises an entrance hall, living room, kitchen, utility room and ground floor WC. To the first floor are three well-proportioned bedrooms and a family bathroom.



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 B

EPC Rating: D

Disclaimer

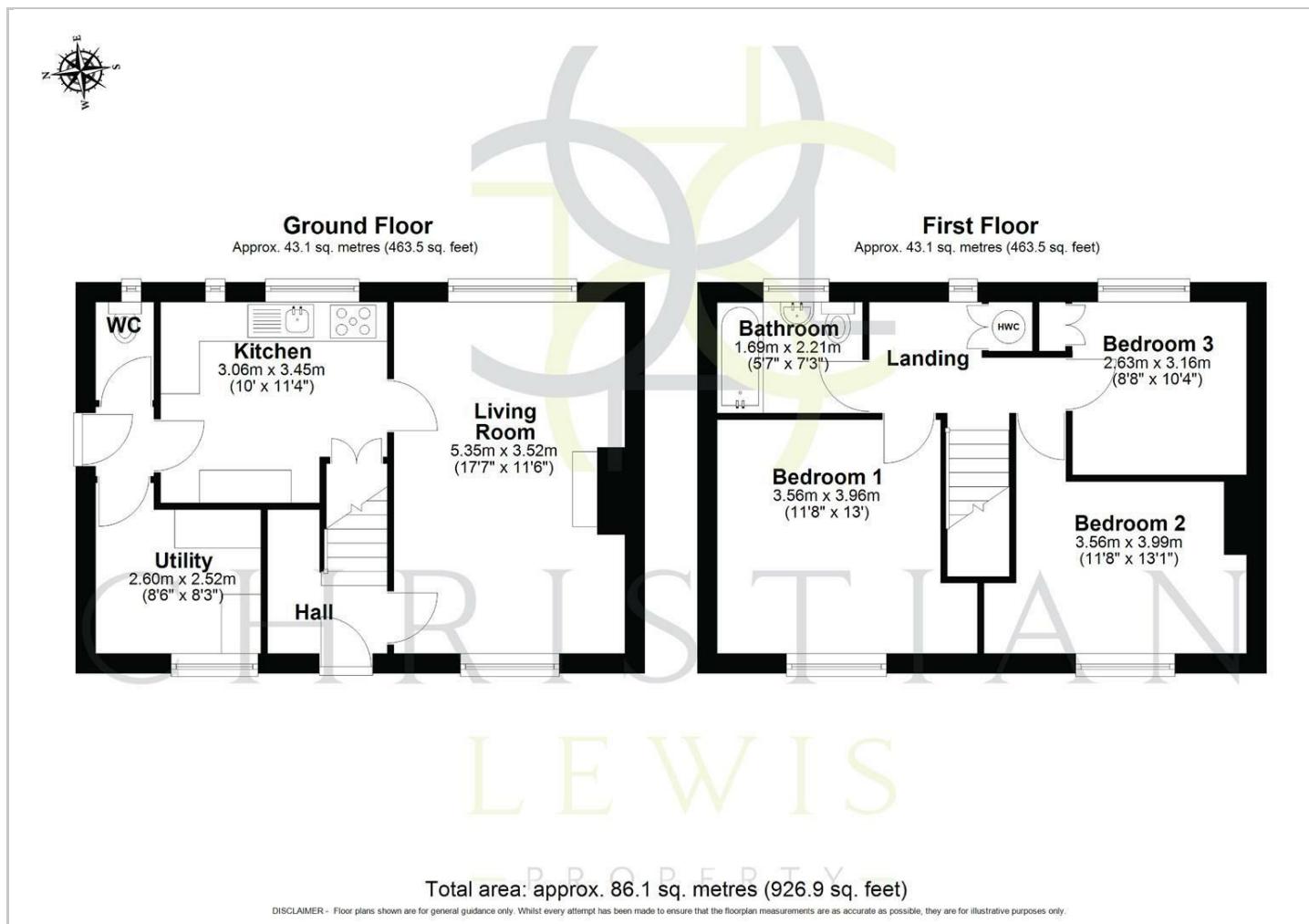
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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





ESTATE
LEWIS

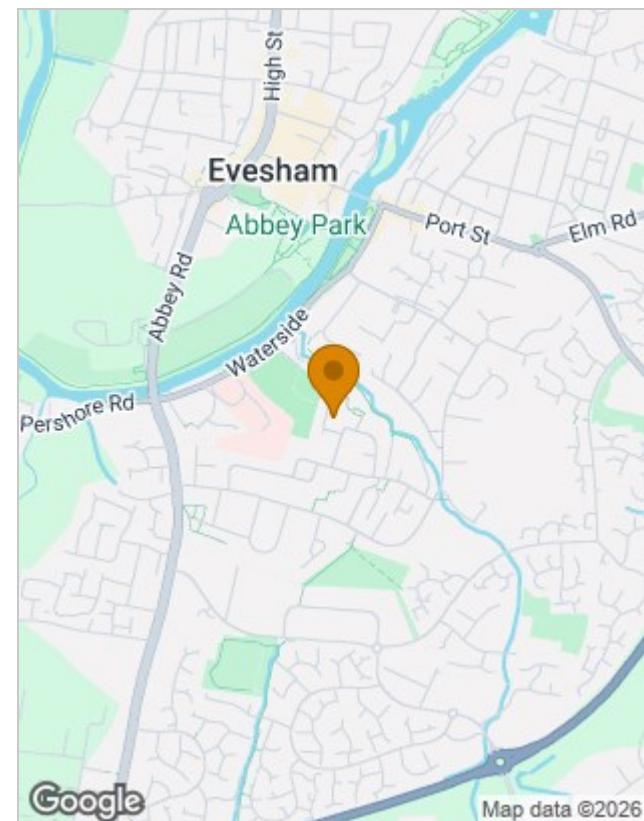
Floor Plans



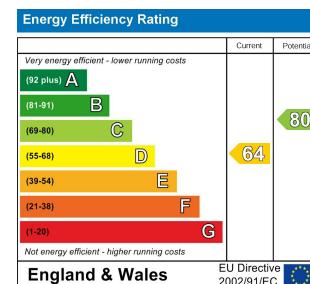
Viewing

Please contact our Evesham Office on 01386 442929
if you wish to arrange a viewing appointment for this property or require further information.

Location Map



Energy Performance Graph



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.