



17 Fleming Drive, Evesham, WR11 3FS

Guide price £157,500







CHRISTIAN  
LEWIS

# 17 Fleming Drive

Evesham, WR11 3FS

- 45% SHARED OWNERSHIP
- Built in 2024
- Open plan lounge/kitchen/diner
- Enclosed rear garden
- End-terrace
- Spacious accommodation
- Principal bedroom occupying the second floor
- Off-road parking for multiple vehicles

\*\*\*\* 45% SHARED OWNERSHIP OR 100% FULL OWNERSHIP \*\*\*\*

A beautifully presented end-terrace house, located within the popular Bengeworth area of Evesham. Offered for sale on a shared ownership basis at a 45% share, with the option to purchase up to 100% ownership, this stylish home provides flexible and affordable access to a contemporary property.

Arranged over three floors, the accommodation is thoughtfully designed to suit modern living. The ground floor features a welcoming entrance hall, convenient cloakroom/WC, and an impressive open-plan lounge/kitchen/diner. This bright and sociable space is ideal for both everyday living and entertaining, with French doors opening out to the rear garden, allowing plenty of natural light to flow through.

The first floor offers two well-proportioned bedrooms alongside a modern family bathroom, making it ideal for families, guests, or those requiring a home office. A further bedroom on this level provides additional flexibility for growing households or working from home.

Occupying the entire second floor is a generous principal bedroom, complete with its own en-suite shower room, creating a private and peaceful retreat. The layout across all floors maximises space and practicality, with modern fixtures and fittings throughout.

Externally, the property enjoys an enclosed rear garden, providing a private outdoor space ideal for relaxing, entertaining, or family use. The home further benefits from off-road parking for multiple vehicles, a valuable feature for modern living.



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## Additional Information

**Tenure:** We understand that the property is for sale shared ownership (leasehold) 45% share available as part of the shared ownership scheme and approx. 990 years left on the lease.

**The rent charge totals approx. £438.95 per calendar month**

**Service charges: £49.57 per calendar month**

**Local Authority:** Wychavon District Council

**Council Tax Band:** We understand that the Council Tax Band for the property is Band D

**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.

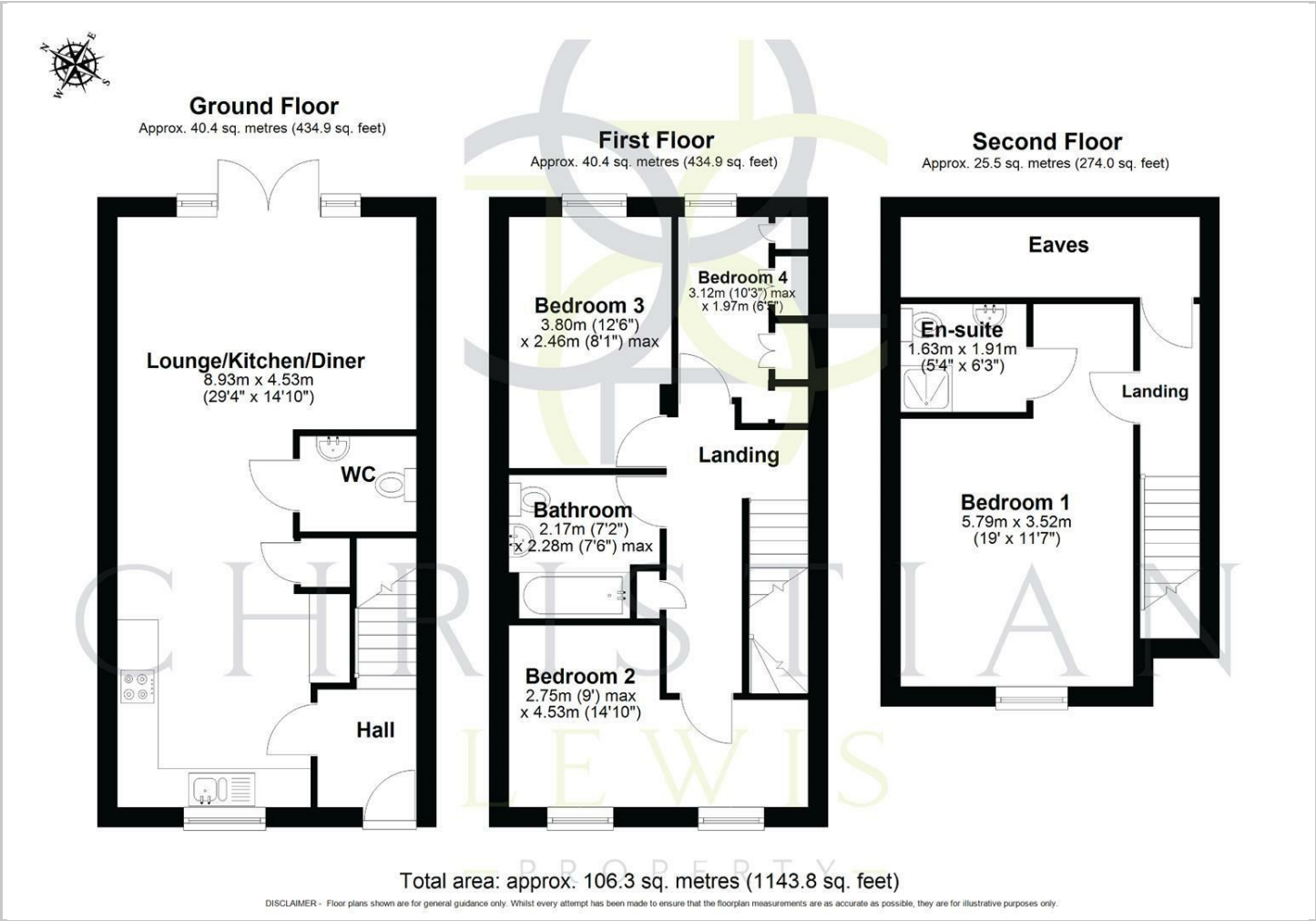








Floor Plans

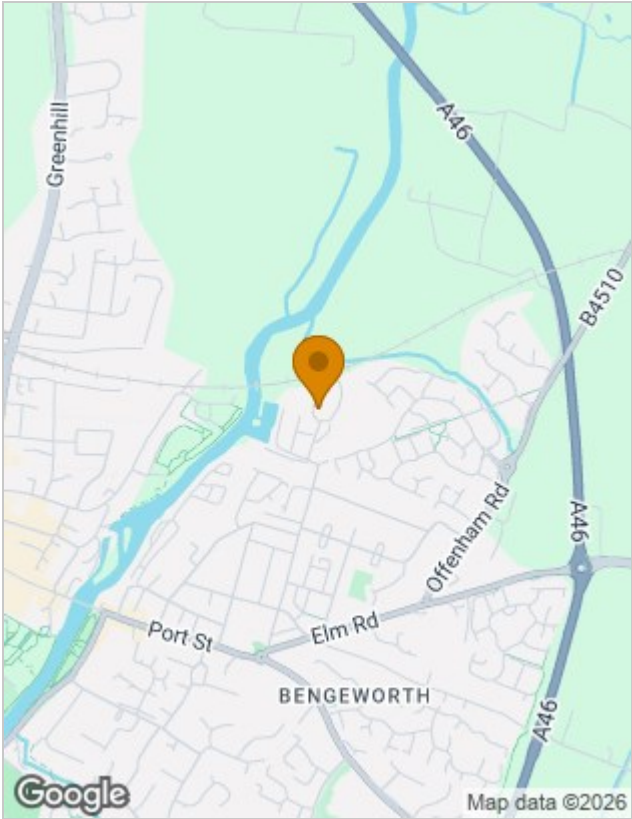


Viewing

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

