



18 St. James Close, Evesham, WR11 7ET

Guide price £260,000





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Evesham, WR11 7ET

- Three bedrooms
- Village setting
- Scope to add value and make your own
- Calling all first time buyers

OLDER STYLE PROPERTY TUCKED IN THE CORNER OF ST JAMES CLOSE - OFFERING TREMENDOUS POTENTIAL TO ADD VALUE AND MAKE YOUR OWN

Tucked away in a peaceful position within St James Close, this property is offered to the market with no onward chain and presents an excellent opportunity for buyers looking to modernise and create a home tailored to their own taste and style.

The accommodation briefly comprises an entrance hall, a lounge, and a kitchen/diner providing space for both cooking and dining. There is also the added benefit of a separate utility room and a convenient ground floor W/C.

Upstairs, the property offers three bedrooms along with a family bathroom.

Externally, the property benefits from a front garden which offers potential to be converted into off-road parking, subject to any necessary permissions, as well as an enclosed rear garden providing outdoor space to enjoy.



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

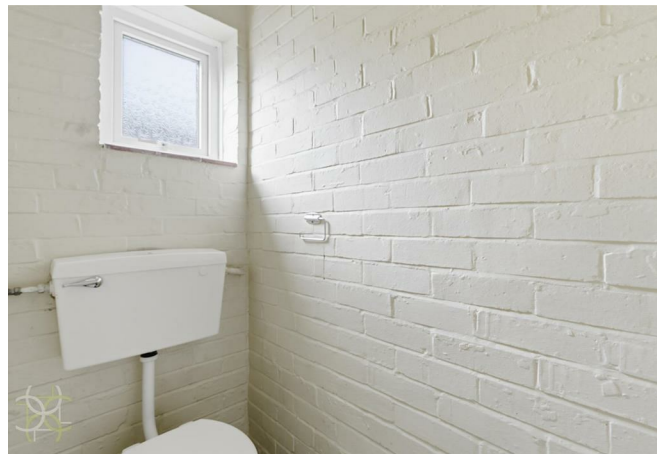
EPC Rating G

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.

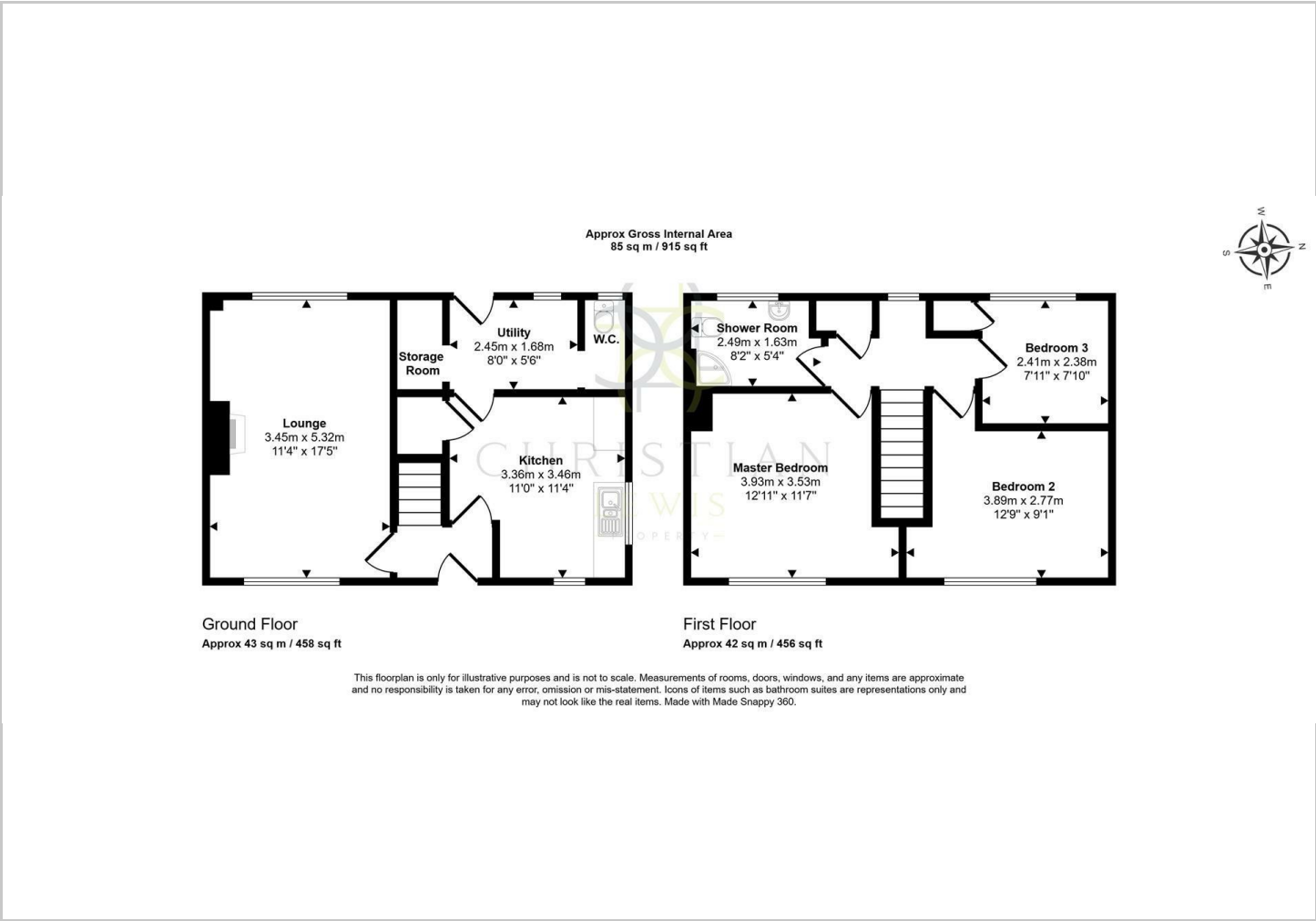
Please inform us if you become aware of any information being inaccurate.







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.

86 High Street, Evesham, Worcestershire, WR11 4EU
Tel: 01386 442929 Email: sales@christianlewisproperty.co.uk www.christianlewisproperty.co.uk

Location Map



Energy Performance Graph

