



46 Robins Corner, Evesham, WR11 4RJ

Offers over £285,000



CHRISTIAN  
LEWIS  
PROPERTY



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# 46 Robins Corner

Evesham, WR11 4RJ

- A recently refurbished three bedroom detached home
- Ready to move into with a speedy completion
- Must be viewed
- Driveway plus single garage
- New kitchen
- Close to town

REFURBISHED THROUGHOUT INCLUDING NEW KITCHEN, RECARPETED PLUS REDECORATED THROUGHOUT - NO ONWARD CHAIN OFFERING A SPEEDY COMPLETION!

An excellent opportunity to acquire a stylish and modern three-bedroom detached family home, presented to the market in immaculate condition following recent refurbishment by the current owners. The spacious and well-designed accommodation includes an inviting entrance hall, a convenient downstairs W/C, a bright and comfortable lounge, and a contemporary kitchen/dining area ideal for family living and entertaining.

On the first floor, you will find three well-proportioned bedrooms, including a generous master bedroom complete with its own ensuite shower room, as well as a modern family bathroom.

Externally, the property benefits from a private driveway and a single garage, providing ample parking and storage. To the rear, there is a beautifully maintained south-facing garden, perfect for enjoying the sunshine throughout the day.



## Additional Information

Tenure: Freehold

Local Authority: Wychavon District Council

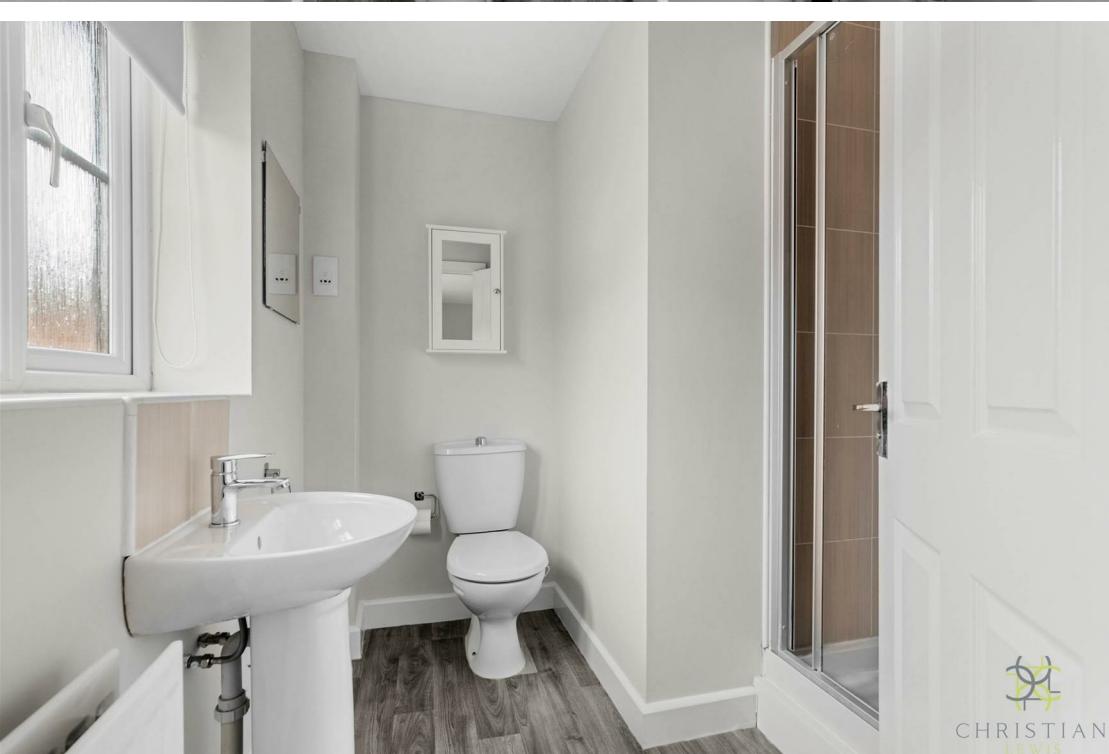
Council Tax Band: D

EPC Rating: C

Estate charges apply

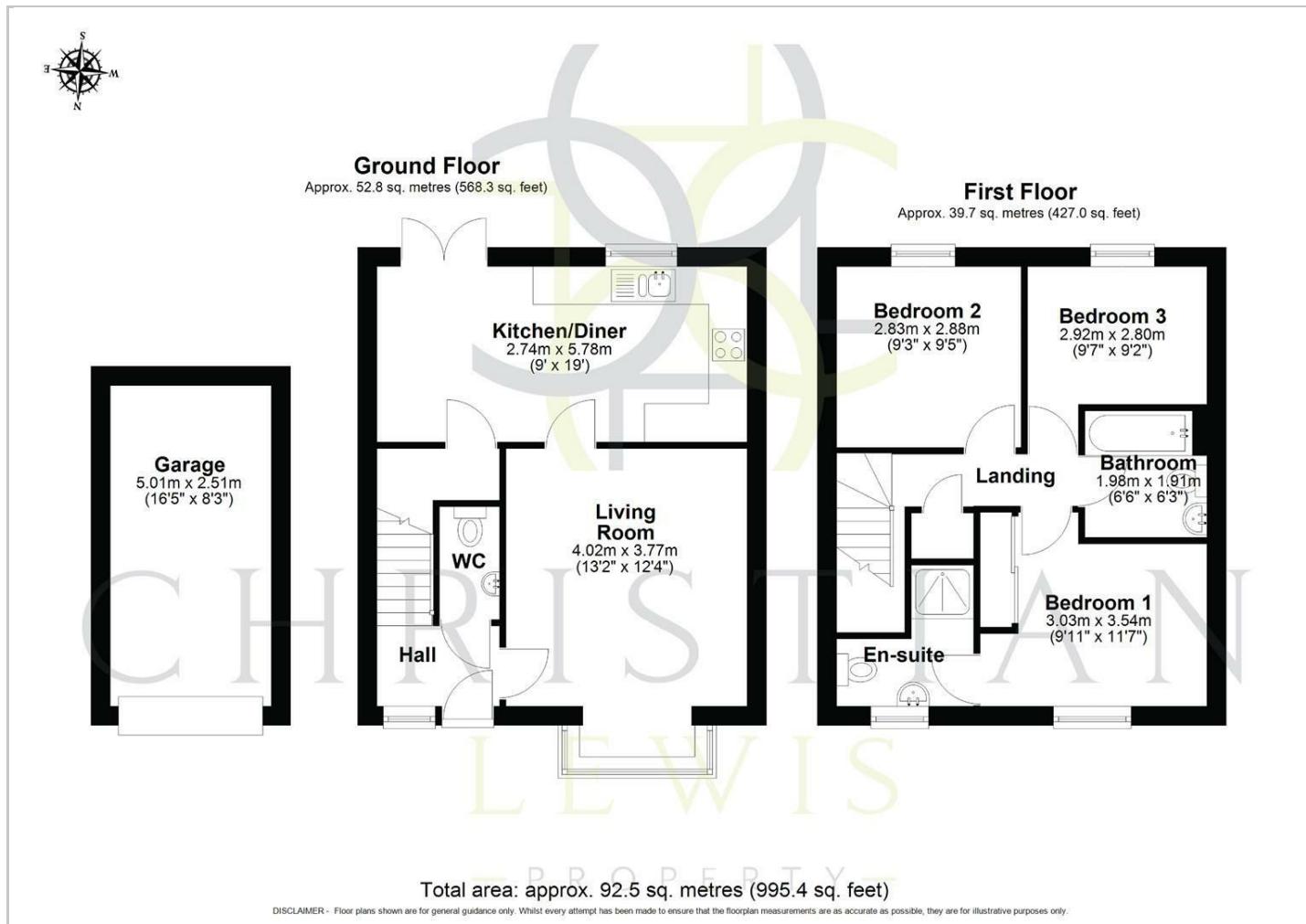
## Disclaimer

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.

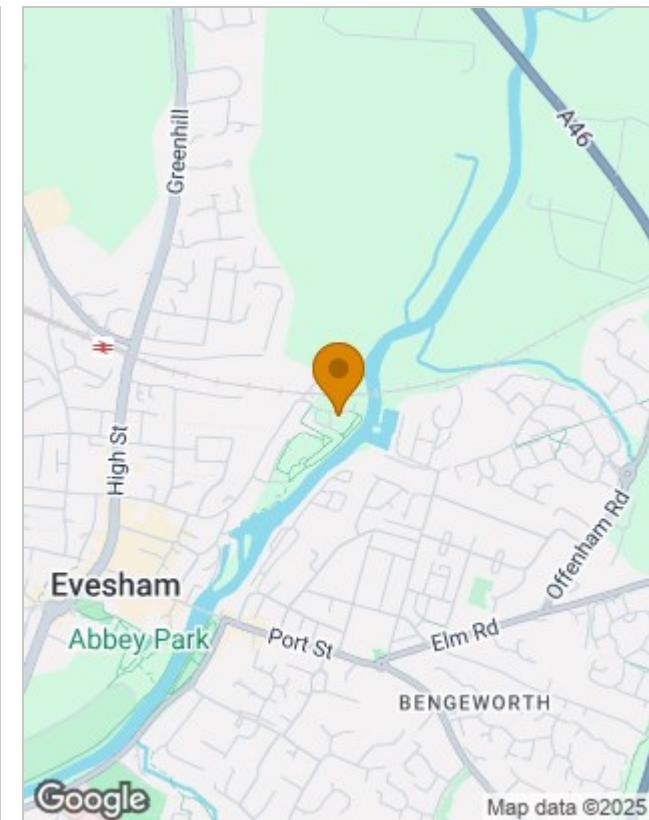




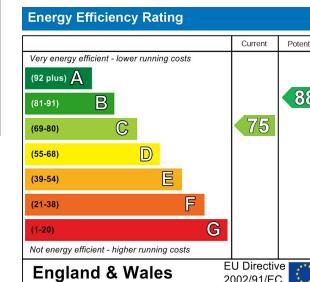
## Floor Plans



## 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.