



35 Sunset Way, Evesham, WR11 3JX

Guide price £265,000

 3  2  1  C



# 35 Sunset Way

Evesham, WR11 3JX

- Well-presented three bedroom semi-detached home
- Main bedroom with ensuite shower room
- Off-road parking to the front
- No onward chain
- Enclosed rear garden with patio area
- Viewing highly recommended

Offered to the market with no onward chain, this well-presented three-bedroom semi-detached home would make an excellent purchase for a range of buyers, whether that be first-time buyers looking to get onto the ladder, young families needing a little more space, downsizers or even investors.

The property offers a practical and well-balanced layout throughout, with an entrance hall leading through to a fitted kitchen positioned at the front of the home, along with a useful downstairs cloakroom/WC. To the rear, there is a spacious lounge diner which provides plenty of room for both relaxing and entertaining, with French doors opening onto the rear garden and allowing lots of natural light to flow through the space.

Upstairs, the property offers three bedrooms, with the main bedroom benefiting from its own en-suite shower room, whilst the remaining bedrooms are served by the family bathroom.

Outside, there is off-road parking to the front, whilst the rear garden is enclosed and mainly laid to lawn, complemented by a patio seating area and timber shed, making it a lovely space to enjoy during the warmer months.

With the added benefit of no onward chain, this is a home that offers a relatively straightforward move and plenty of appeal for buyers looking for something they can move straight into and make their own. Viewing is highly recommended.



## Additional Information

**Tenure:** We understand that the property for sale is Freehold

**Local Authority:** Wychavon District Council

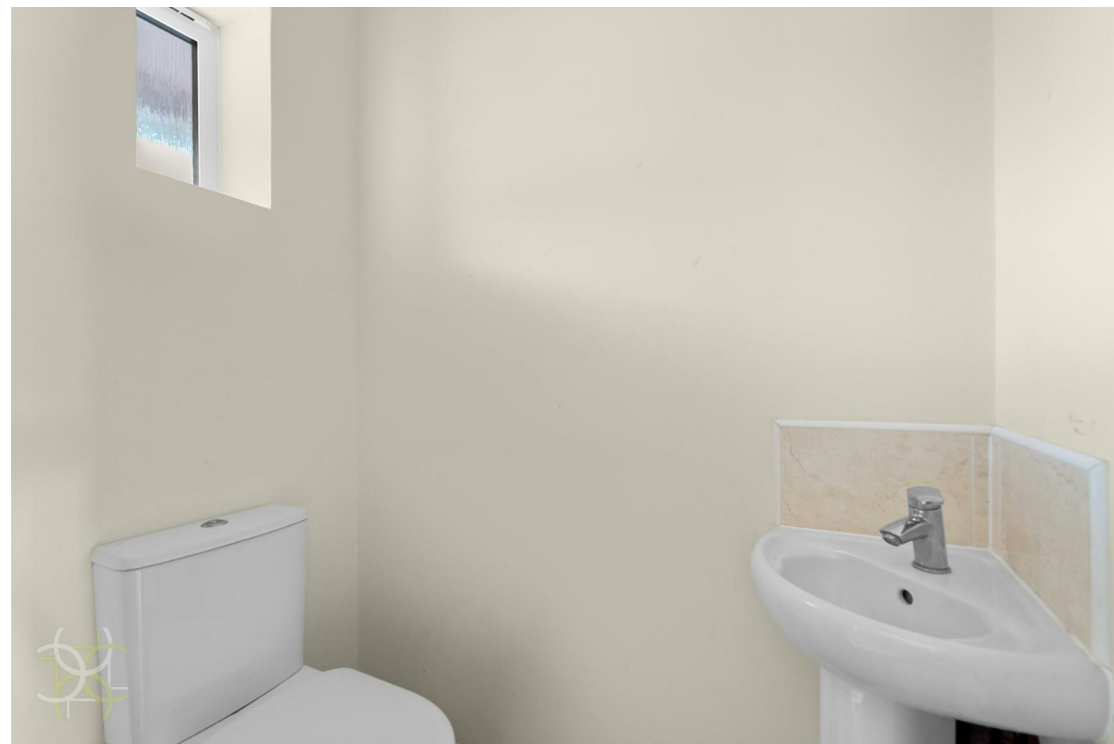
**Council Tax Band:** We understand that the Council Tax Band for the property is Band C

**EPC Rating C**

## Disclaimer

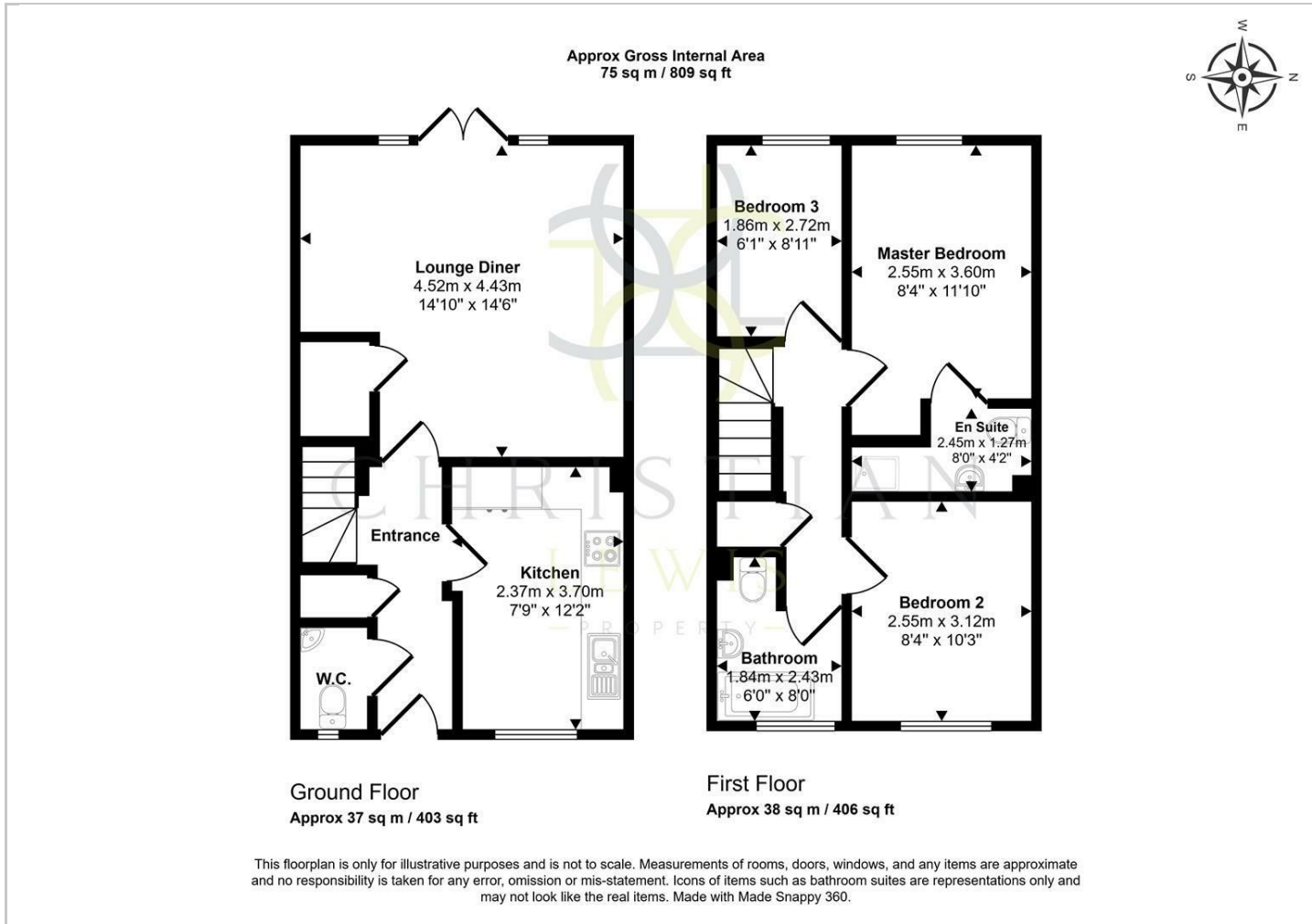
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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



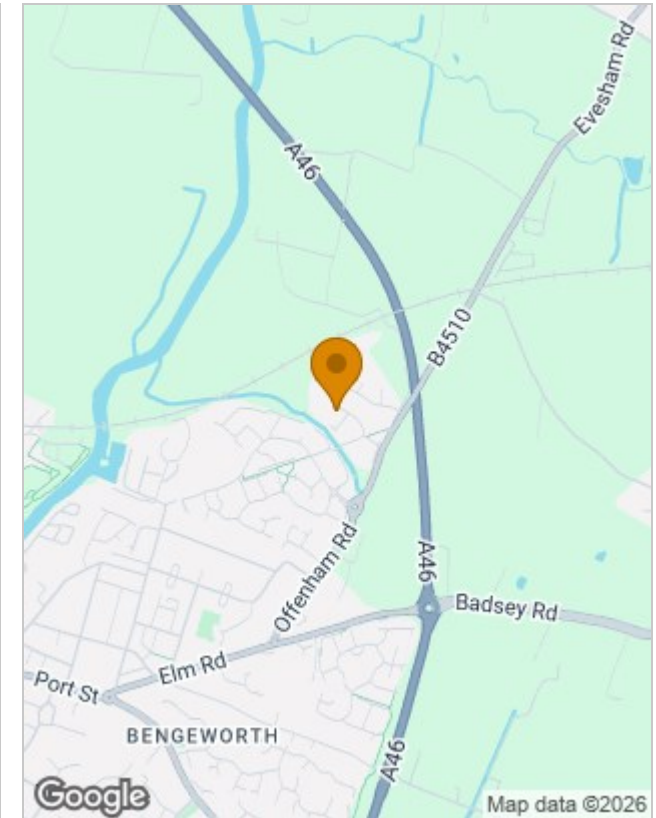




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C	77	
(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	

## 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.