



26 Fleming Drive, Evesham, WR11 3FS

Offers in excess of £170,000

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CHRISTIAN  
LEWIS

Offers in excess of £170,000

# 26 Fleming Drive

Evesham, WR11 3FS

- 60% Shared ownership
- Generous living space
- Quiet location
- Off-road parking for two cars
- Semi-detached
- Private rear garden
- No onward chain
- Beautifully finished throughout

\*\*\*\* 60% SHARED OWNERSHIP OR 100% FULL OWNERSHIP \*\*\*\*

This exceptional modern home offered for sale on a shared ownership basis at a 60% share, with the option to purchase 100% ownership, provides flexible and affordable access to a stylish, contemporary property. The property showcases a real attention to detail, with high-quality fixtures and fittings that enhance both style and practicality.

Upon entry you are greeted with a welcoming entrance hall, providing access to a large open-plan kitchen, dining, and living space, flooded with natural light and featuring French doors that open onto the rear garden, seamlessly blending indoor and outdoor living.

The contemporary kitchen is well designed and equipped, comprising an extensive range of sleek wall and base units. Integrated appliances include a fridge/freezer, double oven, hob, dishwasher, and washing machine, ensuring a streamlined and clutter-free finish ideal for modern living.

The living area is cleverly zoned and offers a sense of separation while still benefiting from an attractive and private outlook over the rear garden.

To the first floor, the property offers three generously proportioned bedrooms, all well presented and filled with natural light, alongside a stylish family bathroom and en-suite off of the main bedroom. Both bathrooms are fitted with a contemporary white suite, with the family bathroom including a shower over the bath, and a elegant modern tiling.

Externally, the rear garden is private and fully enclosed, predominantly laid to lawn with a patio seating area perfect for outdoor dining and relaxation. Gated side access leads to the front of the property, where a driveway provides off-road parking for two vehicles.



## Additional Information

**Tenure:** We understand that the property is for sale shared ownership (leasehold) 60% share available as part of the shared ownership scheme and approx. 990 years left on the lease.

**The rent charge totals approx. £268.58 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 c

**EPC Rating A**

## Disclaimer

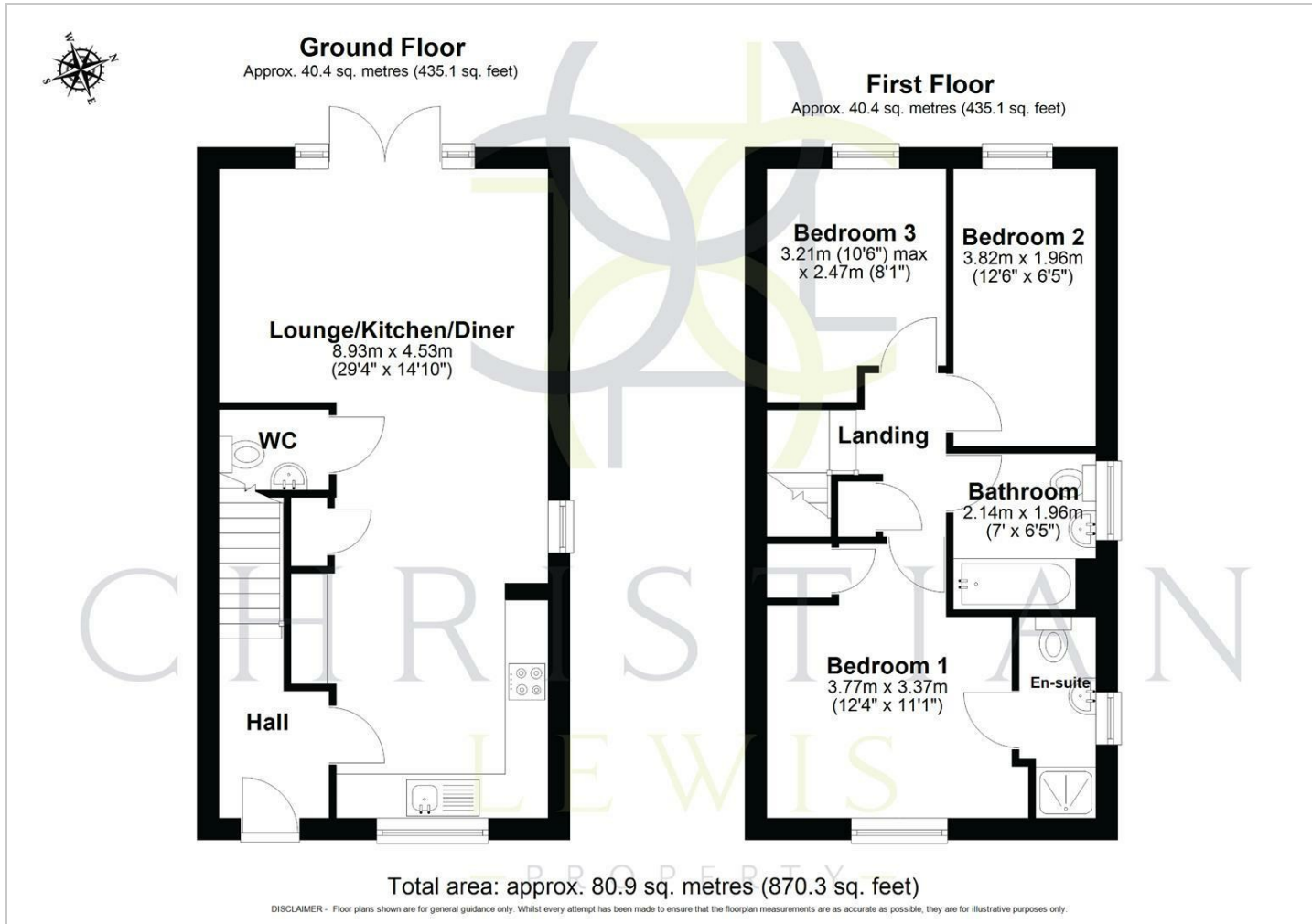
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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



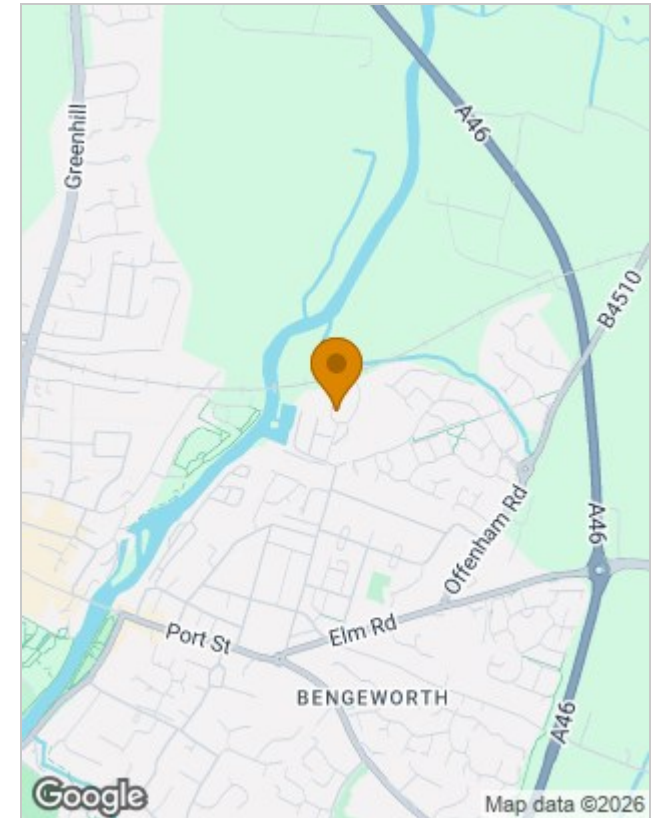




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		94	95
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.