

61 Elm Road, Evesham, WR11 3DR

Offers over £375,000

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CHRISTIAN LEWIS PROPERTY


CAUTION
Free 3 year guarantee
0333 010 0005
LAMONA

61 Elm Road

Evesham, WR11 3DR

- A renovated period property
- Parking
- Must be viewed
- Four bedrooms
- Garden
- A substantial 1930s build

A BEAUTIFULLY RENOVATED PERIOD FAMILY HOME – READY TO MOVE INTO

This exceptional and generously proportioned period family home has been thoughtfully and comprehensively renovated by the current owners, offering the perfect blend of charming original character and modern comfort. Presented to the market with no onward chain, it is a rare opportunity to step into a home where every detail has been taken care of – simply unpack, settle in, and enjoy.

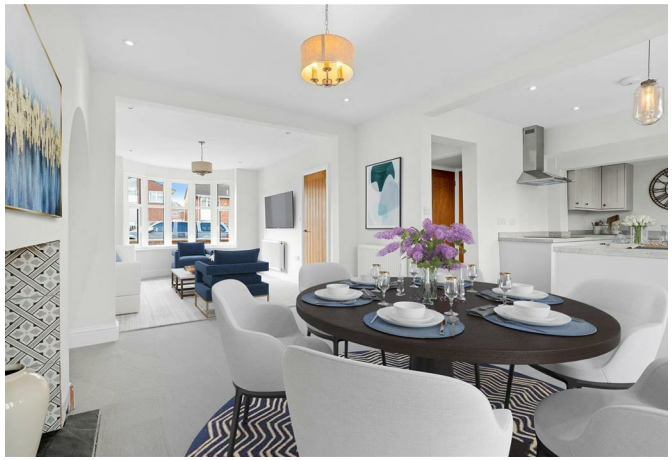
The renovations include a brand-new central heating system with boiler, a full rewire, new double-glazed windows throughout, a stylishly designed kitchen, and a contemporary family bathroom. Additional upgrades such as new oak internal doors, fresh flooring, and plush carpets ensure a high-quality and consistent finish across the entire property.

The exterior is equally impressive, with a generous rear garden that offers the perfect space for family living, entertaining, or simply relaxing in the open air. To the front, a driveway and car port provide ample off-road parking for multiple vehicles.

Inside, the ground floor offers a spacious and welcoming layout, beginning with an inviting entrance porch and hallway that lead into the sitting room. An elegant archway opens into the lounge, creating a sense of flow while retaining a cosy atmosphere. A utility room with WC adds everyday convenience, while the beautifully fitted kitchen and breakfast area provide the perfect hub for family meals. The garden room completes the ground floor, enjoying lovely views and direct access to the rear garden.

Upstairs, the first floor features three generously sized double bedrooms and a versatile fourth bedroom that can also serve as a home office. A separate WC adds practicality, while the stylish family bathroom showcases quality fittings and finishes.





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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 D.
EPC - C
N.B - The images are CGIs

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.

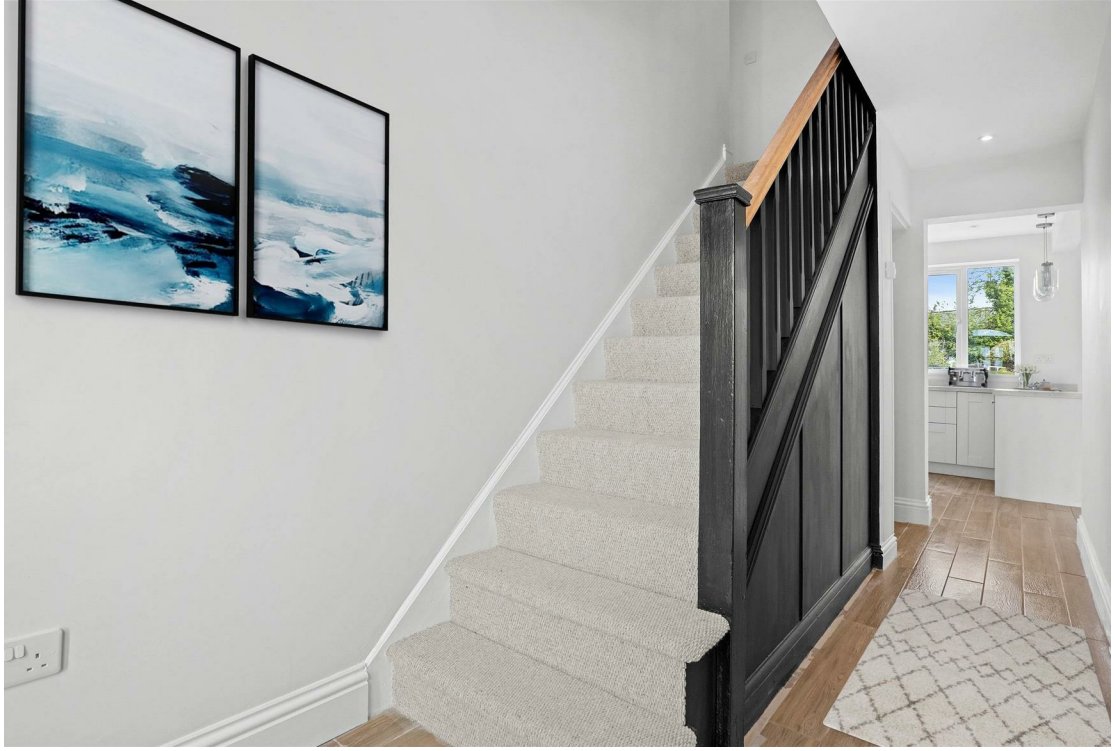
Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.



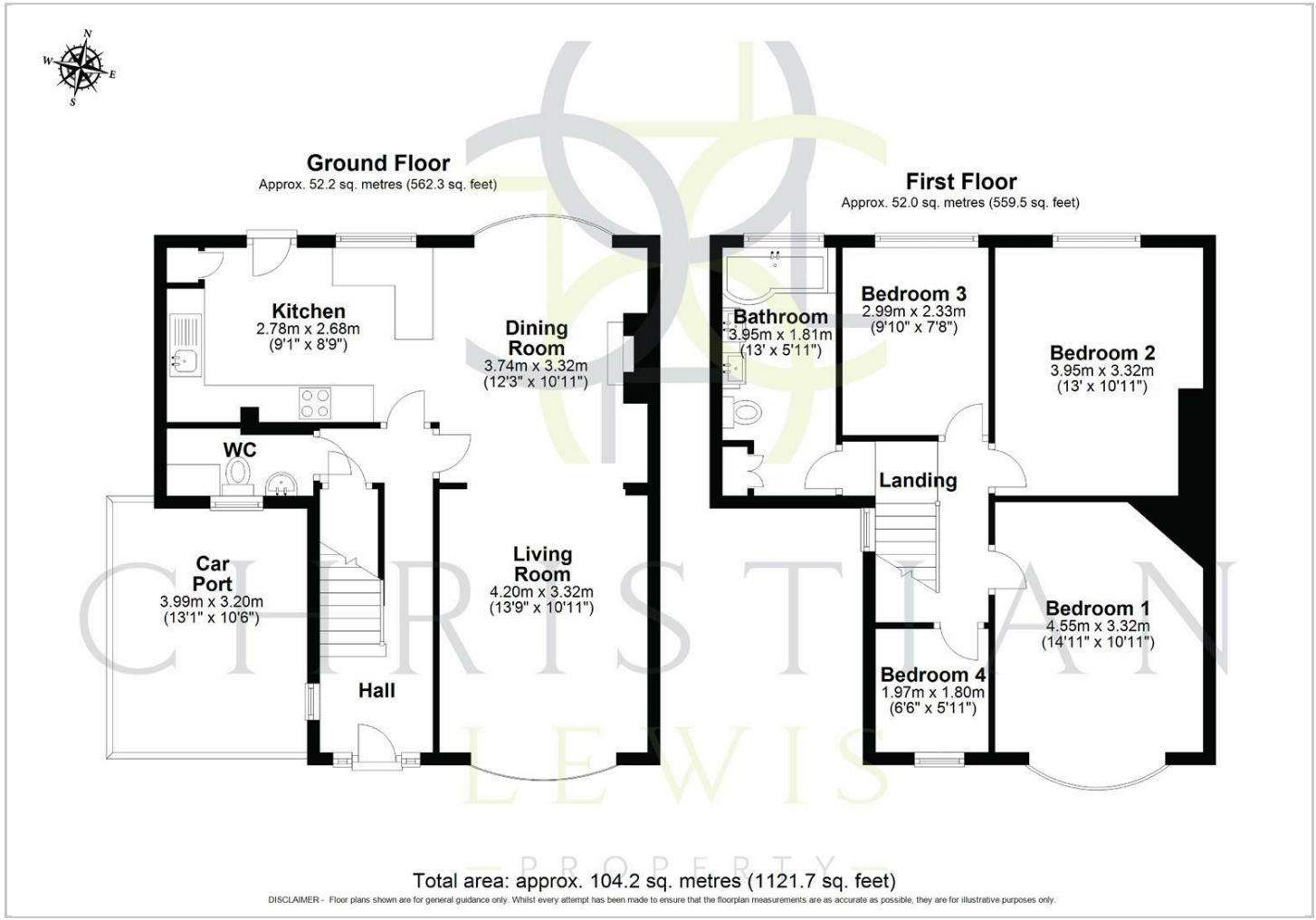




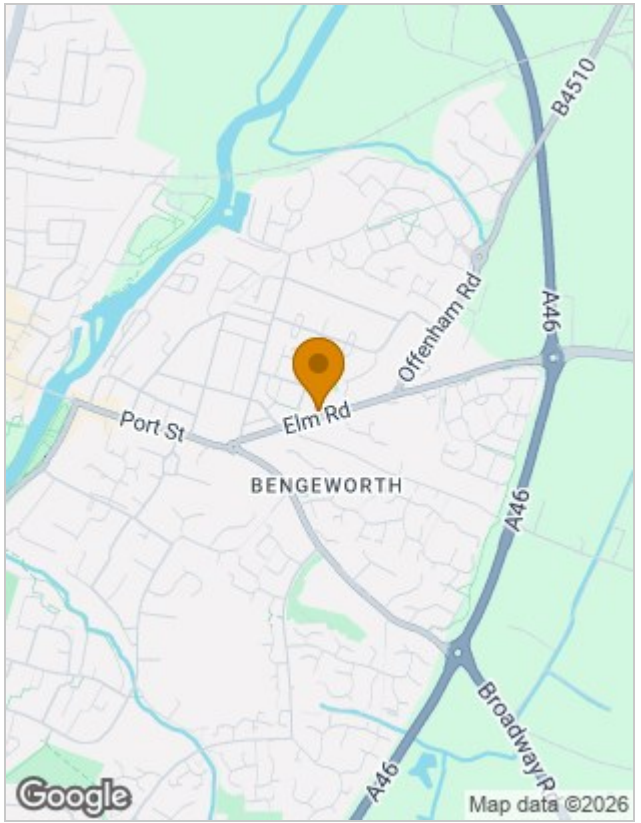




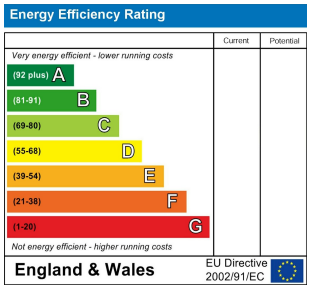
Floor Plans



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.

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