105A Cheltenham Road, Evesham, WR11 2LE

Offers over £600,000

4 2 3 C

CHRISTIAN LEWIS PROPERTY

BE HAPPY
WORK HARD
SAY I LOVE YOU
HELP OTHERS
DREAM BIG
Don't Wine
Cook

# 105A Cheltenham Road

## Evesham, WR11 2LE

- A tremendous family home which needs to be viewed in person to fully appreciate the size, condition and quality on offer
- Driveway providing ample parking and single garage
- Beautiful conservatory spanning the width of the property to the rear, overlooking the well stocked and mature rear gardens
- Offered to the market with no onward chain
- Four double bedrooms, two bathrooms plus a useable loft room with further scope
- Large utility room
- Extremely well maintained throughout
- Offering in excess of 2,800sqft

A PRISTINE FAMILY HOME WHICH OFFERS A HUGE AMOUNT OF LIVING SPACE - IN EXCESS OF 2,800SQFT AND MUST BE VIEWED!

Having been lovingly owned, meticulously maintained and thoughtfully remodelled by the current owners for over 20 years, this exceptional family home is now ready to welcome its next chapter.

Offering an impressive amount of living space both inside and out, this is a property perfectly suited to a growing family seeking comfort, versatility and a home they can enjoy for many years to come.

The accommodation is both spacious and well-planned, comprising an inviting entrance hallway, convenient ground floor W/C, and a generous utility room which houses a recently installed boiler. The stylish lounge features a contemporary media wall, creating an ideal space for relaxing and entertaining. The well-appointed kitchen flows seamlessly into the dining area and, beyond, the stunning conservatory which spans the full width of the property. Flooded with natural light, this wonderful additional reception space enjoys uninterrupted views over the private and secluded rear garden, providing the perfect setting for family gatherings and year-round enjoyment.

To the first floor, there are four well-proportioned bedrooms, including a spacious principal bedroom benefitting from fitted wardrobes and an en-suite shower room. A modern family bathroom serves the remaining bedrooms.

The second floor offers a highly versatile loft room with a variety of potential uses. In addition, there is a substantial storage room which may offer further development potential (STPP).

Offers over £600,000

### 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 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.

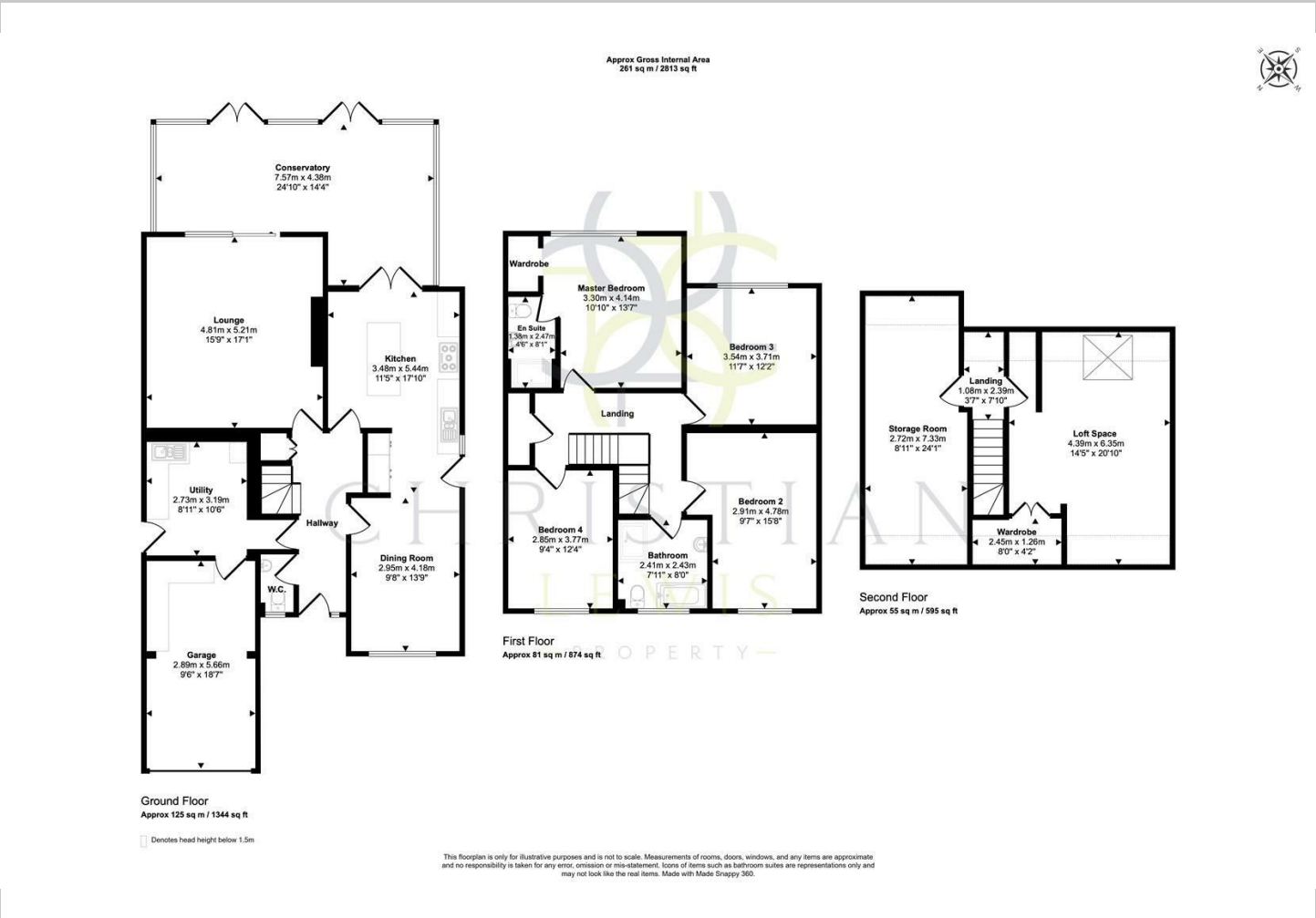
### Anti Money Laundering & Financial Regulations

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.

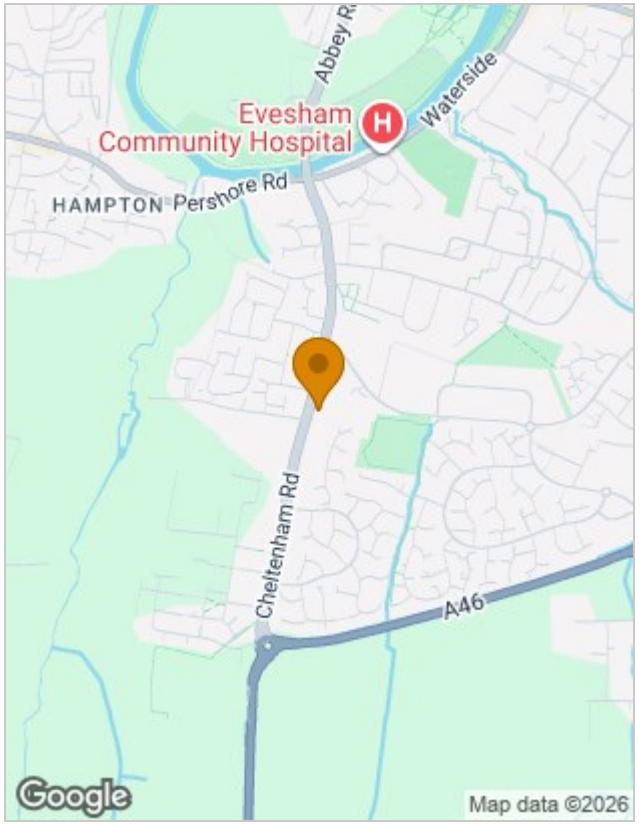
A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.

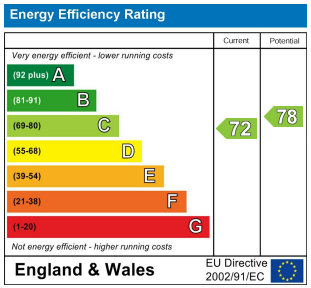
## Floor Plans




## 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.

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