8 Elmley Road, Evesham, Ashton-Under-Hill WR11 7SW

Offers over £325,000

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CHRISTIAN LEWIS PROPERTY

Good vibes only

8 Elmley Road

Ashton-Under-Hill
Evesham, WR11 7SW

Offers over £325,000

- A greatly extended family home offering a huge amount of space
- Ample parking plus garage
- Lovingly owned by the current owners for many years
- Flexible living
- Well stocked rear garden along with large workshop
- Located in one of Worcestershire's most sought after villages

A GREATLY EXTENDED FAMILY HOME LOCATED IN ONE OF WORCESTERSHIRES MOST DESIRABLE VILLAGES - OFFERED TO THE MARKET WITH NO ONWARD CHAIN

Having been lovingly owned and meticulously cared for by the same owners for over 40 years, this wonderful home is now ready to welcome its next chapter with new owners. During their tenure, the current owners have thoughtfully extended and remodelled the property, creating a spacious and versatile home that can easily adapt to a variety of lifestyles.

Extending to just under 2,000 sq ft, the well-proportioned accommodation comprises an entrance porch, welcoming hallway, comfortable lounge, an impressive kitchen/dining room, bright sunroom, and an additional reception room offering excellent flexibility as a family room, home office, playroom or potential ground-floor bedroom. The ground floor is further complemented by a utility room, storeroom/workshop and a convenient WC.

Upstairs, the property offers three generous double bedrooms, including a spacious principal bedroom with an en-suite shower room, together with a well-appointed family bathroom.

Externally, the property enjoys a front garden with a driveway providing off-road parking, a single garage, and a beautifully maintained, well-stocked rear garden, offering an attractive and private outdoor space to enjoy throughout the seasons.

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

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.

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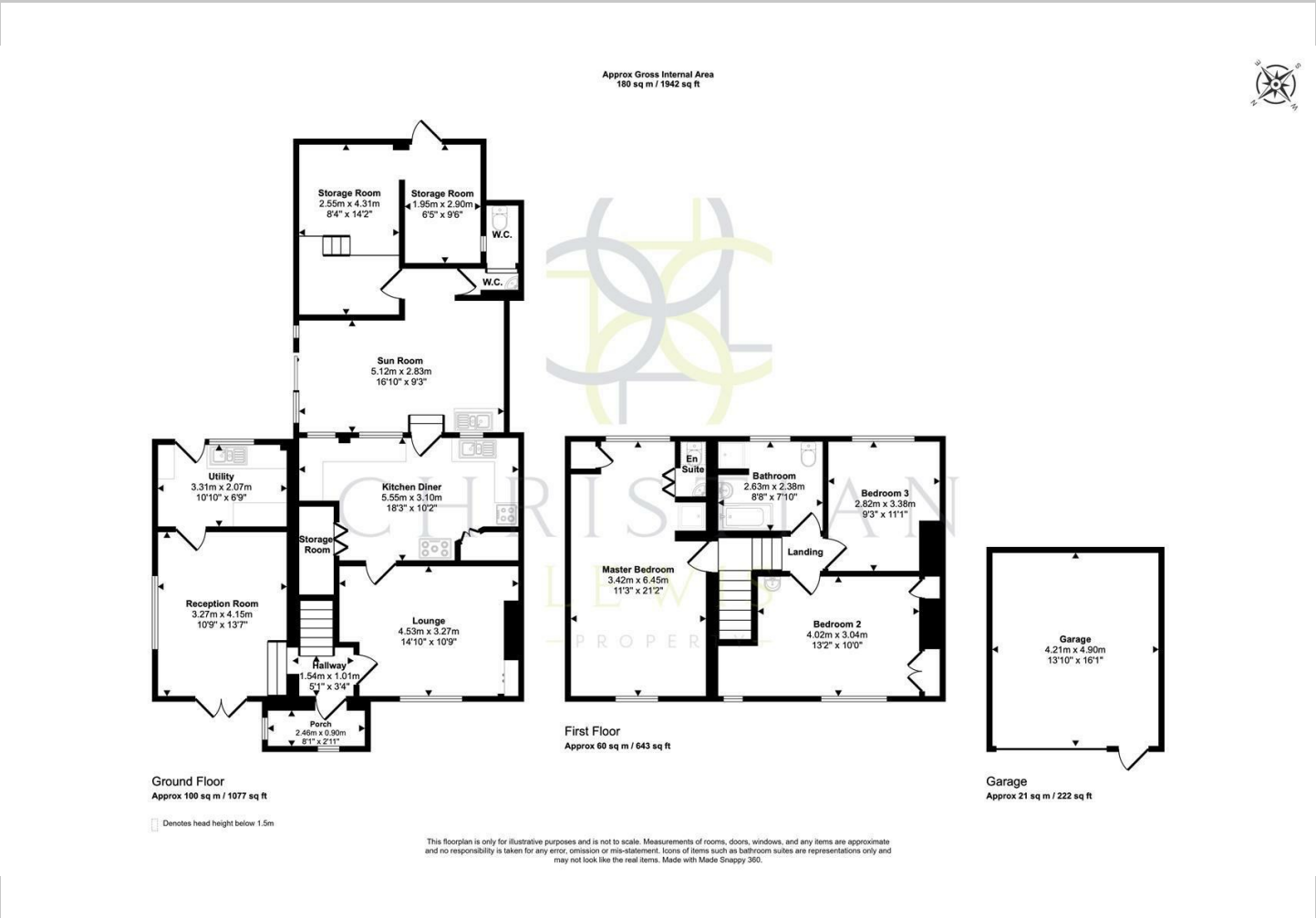
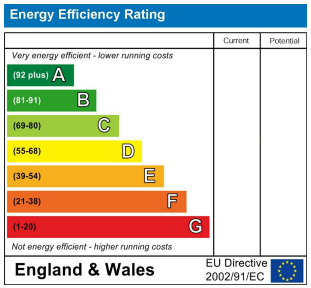
LYONS TEA
BEANO
DENNIS THE MENACE AND GNASHER

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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