

4 Berryfield Road, Evesham, WR11 2QD

Offers over £280,000

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CHRISTIAN LEWIS PROPERTY



4 Berryfield Road

Evesham, WR11 2QD

- A large semi-detached family home located in a non estate position
- Two reception rooms
- Single garage plus large driveway
- Garden

NON ESTATE FAMILY HOME WITH LARGE DRIVEWAY AND FLEXIBLE LAYOUT

Occupying an elevated position at the top of Hampton, on the highly regarded and desirable road of Berryfield, this deceptively spacious three-bedroom semi-detached home offers over 1,200 sq. ft. of versatile living accommodation, making it an ideal purchase for families, professionals or those seeking additional space to work from home.

The property offers a flexible layout throughout, with well-proportioned rooms and a variety of reception spaces that can be adapted to suit a range of individual needs and lifestyles.

Upon entering, you are welcomed by an entrance porch leading through to the hallway, which provides access to the principal ground-floor accommodation. The kitchen offers a practical space for everyday cooking, while the spacious lounge/diner provides an excellent area for both relaxing and entertaining, with ample room for living and dining furniture.

A particularly attractive feature of the property is the additional second reception room, which offers excellent versatility and could be utilised as a formal dining room, home office, playroom, snug or additional family living space. Completing the ground floor is a useful separate utility room and a conveniently positioned downstairs WC.

To the first floor, the property continues to impress with three bedrooms, offering comfortable accommodation for family members or guests, together with a shower room.

Externally, the property benefits from a generous driveway providing ample off-road parking, leading to a single garage which offers further storage or potential for additional practical use. To the rear is a garden, providing valuable outdoor space for relaxing, entertaining and family enjoyment.





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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 C
EPC Rating D

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.

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.



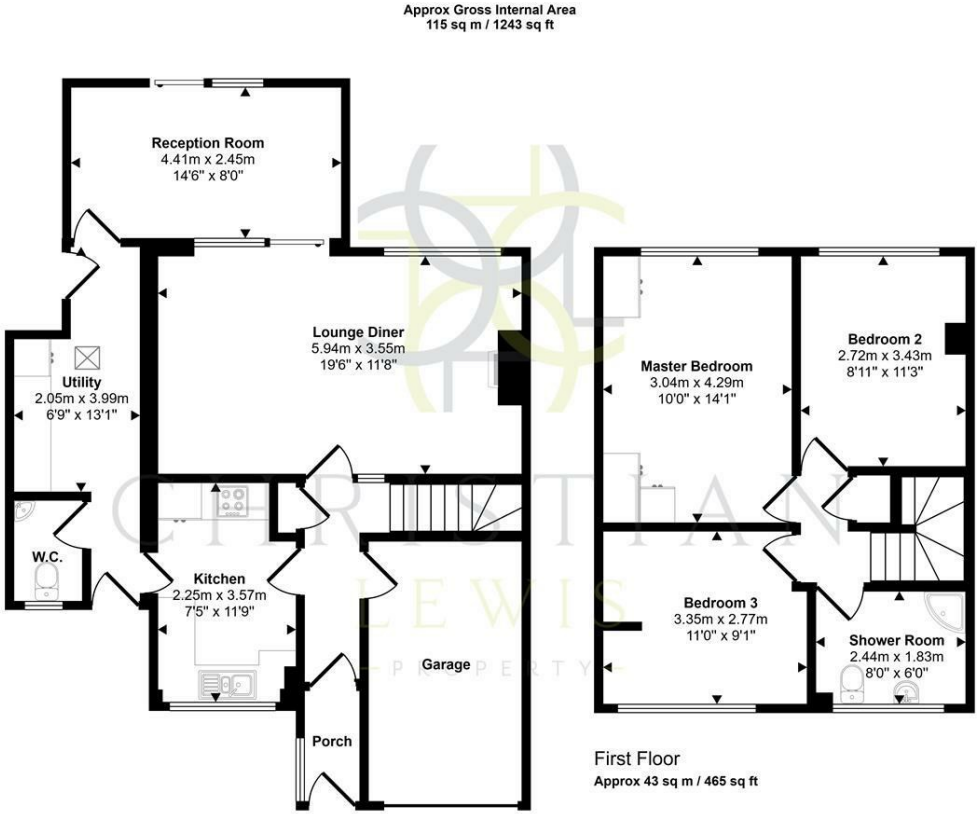




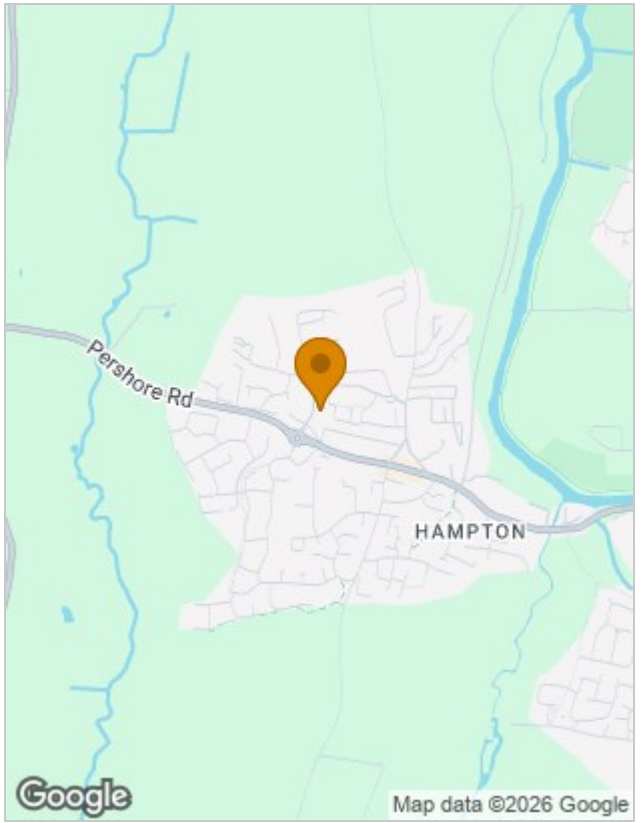




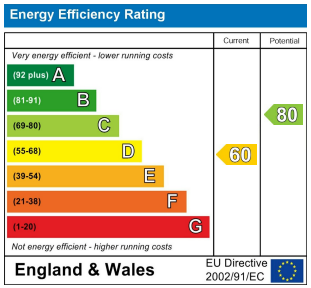
Floor Plans



Location Map



Energy Performance Graph



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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