



37 Alder Grove, Evesham, WR11 1XP

Offers over £200,000





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Evesham, WR11 1XP

- A great starter home
- Driveway providing parking
- Lovely aspect to the rear
- Chain free

A WONDERFUL STARTER HOME WITH PARKING PLUS OPEN ASPECT TO THE REAR

An excellent opportunity to purchase this two-bedroom starter home, offered to the market with no onward chain, making it an ideal choice for first-time buyers, those looking to take their first step onto the property ladder, or investors seeking a property with potential.

The accommodation is arranged over two floors and begins with an entrance hall leading through to a comfortable lounge, providing a welcoming space to relax and unwind. The kitchen/breakfast room offers space for both cooking and dining, making it a practical area for everyday living.

To the first floor, the landing provides access to two bedrooms and a family bathroom, completing the internal accommodation.

Externally, the property benefits from a private driveway providing valuable off-road parking, while the rear garden offers outdoor space to enjoy during the warmer months and the opportunity to create a garden to suit your own tastes and requirements.

Offering scope for a purchaser to personalise and make their own, this property represents a fantastic opportunity for buyers looking to put their own stamp on a home. With its practical layout, two bedrooms, off-road parking and the added advantage of being sold chain free, early viewing is highly recommended to fully appreciate the potential on offer.



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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 B
EPC Rating C

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.

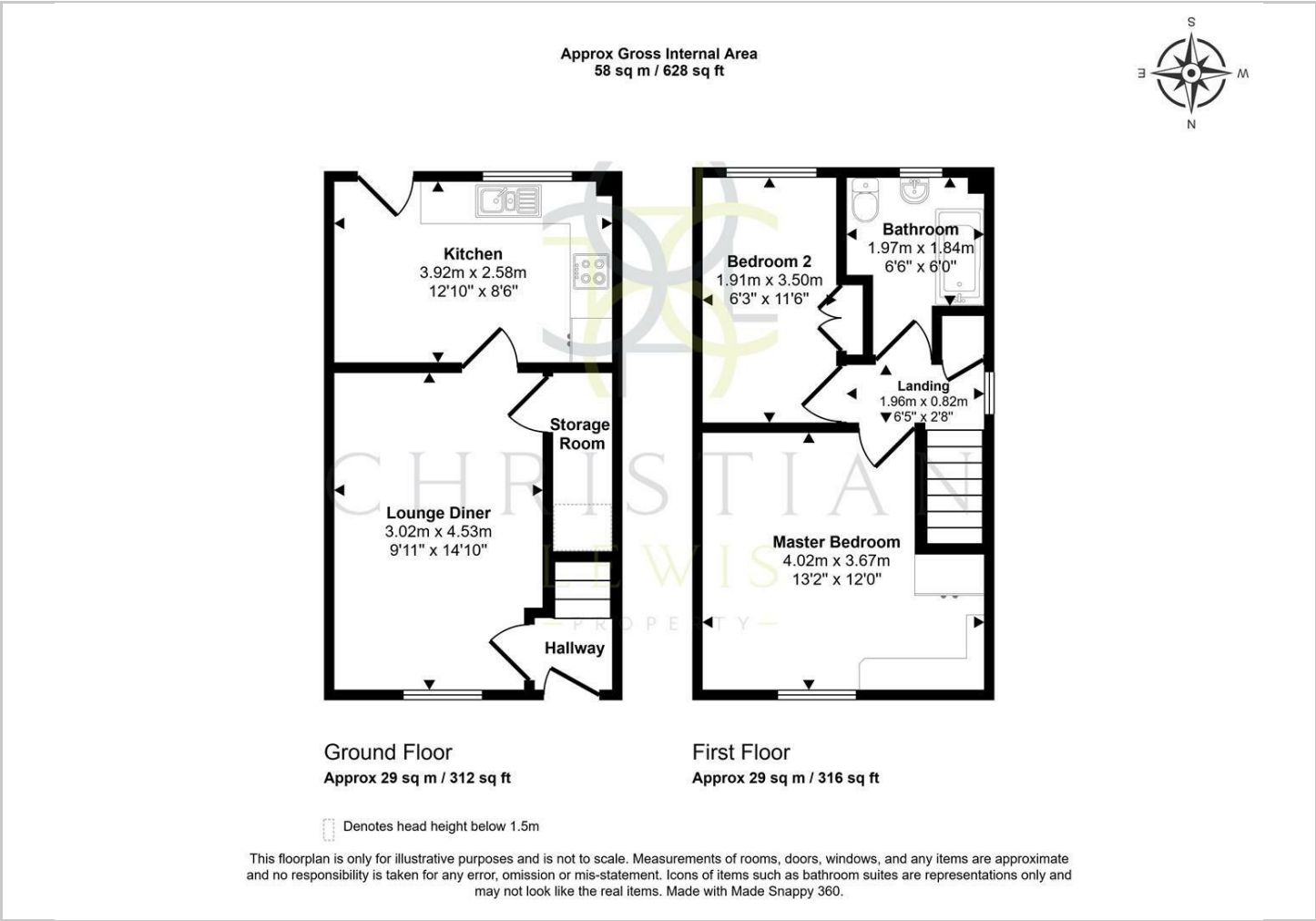
Disclaimer

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.

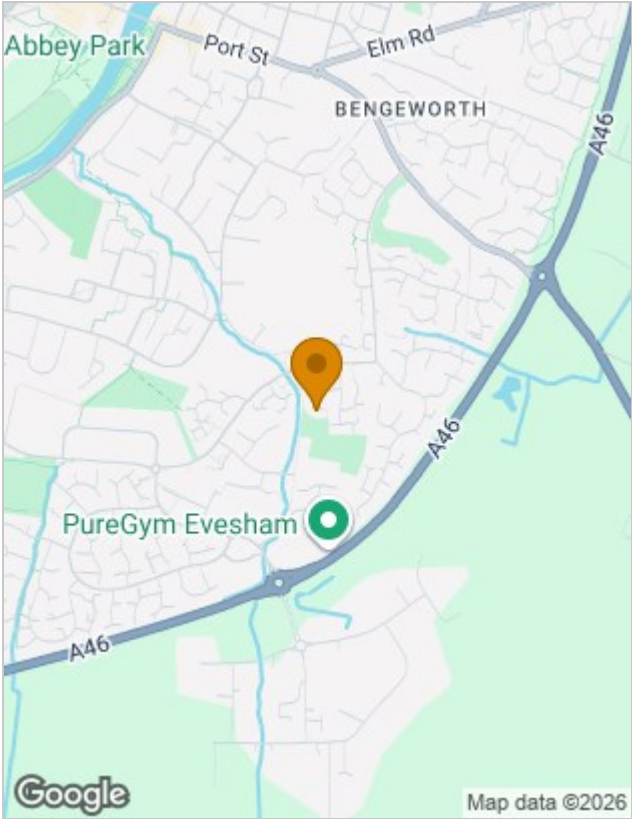




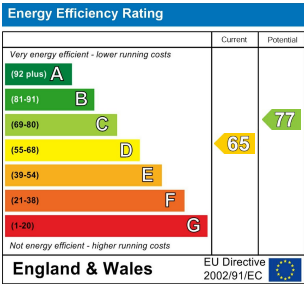
Floor Plans



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.