32 Fairfield Road, Evesham, WR11 1HF

Asking price £235,000

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CHRISTIAN LEWIS PROPERTY

32 Fairfield Road

Evesham, WR11 1HF

- Two double bedrooms
- Chain free
- Ample parking
- Sizeable rear garden

AN OLDER STYLE PROPERTY WITH AMPLE PARKING AND LARGE GARDENS TO THE REAR

Offered to the market with no onward chain, this spacious and well-proportioned home presents an exciting opportunity for buyers looking to create a property tailored to their own tastes and requirements. With generous living accommodation, excellent scope for modernisation and improvement, a substantial private rear garden, and ample off-road parking, this property offers fantastic potential for first-time buyers, downsizers, or investors alike.

Occupying a generous plot, the property benefits from a large driveway providing ample off-road parking, while to the rear is an impressive, mature garden offering a high degree of privacy, being largely unoverlooked. The outdoor space provides the perfect setting for relaxing, entertaining, or future landscaping and extension possibilities, subject to the necessary planning permissions.

Internally, the accommodation is both spacious and versatile. The welcoming lounge provides a comfortable space for everyday living, while the generously sized kitchen/breakfast room offers excellent potential to become the heart of the home. A bright conservatory overlooks the rear garden, creating an additional reception area ideal for dining, entertaining, or simply enjoying the garden throughout the seasons. A practical utility room completes the ground floor accommodation, providing valuable additional storage and workspace.

To the first floor, the property offers two well-proportioned double bedrooms, each benefiting from excellent natural light and ample space for bedroom furniture. These are served by a family bathroom.

Combining spacious accommodation, a generous plot, private gardens, and the advantage of no onward chain, this is a home with enormous potential, offering buyers the opportunity to modernise and add value while creating a superb long-term residence in a desirable setting.

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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 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 £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.

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.

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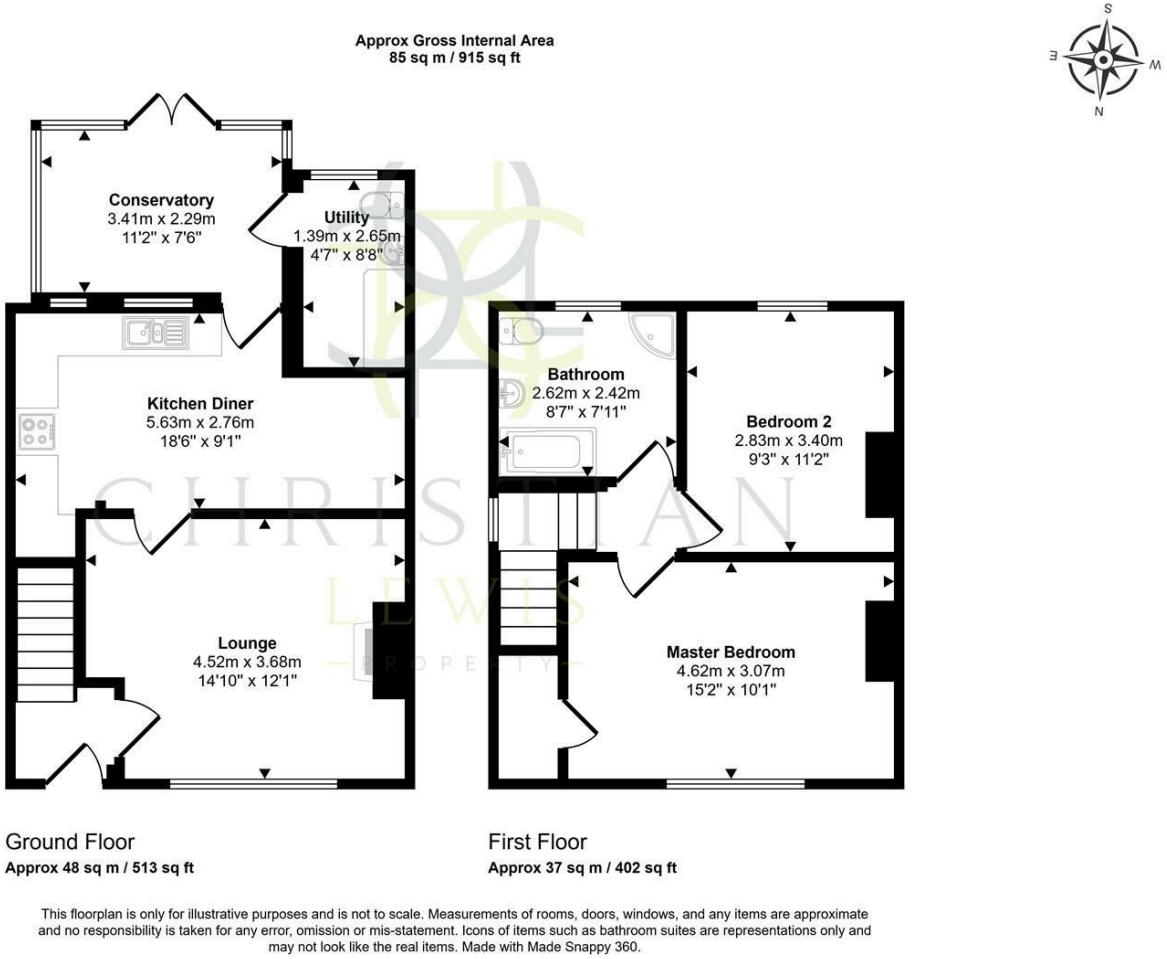
Floor Plans



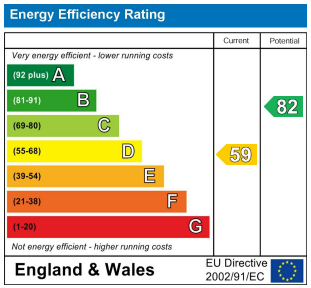
Ground Floor
Approx 48 sq m / 513 sq ft

First Floor
Approx 37 sq m / 402 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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