

15 Collinsfield, Evesham, WR11 4NQ

Offers over £550,000

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CHRISTIAN LEWIS PROPERTY



15 Collinsfield

Evesham, WR11 4NQ

Offers over £550,000

- A lovely detached family home, located in a peaceful no through road position
- A wonderful charming feel with good quality fixtures and fittings
- Walking distance to the train station, local school and town centre
- Ample parking to the front
- Offered to the market with no onward chain
- Private and secluded garden



A LOVELY EXAMPLE OF A DETACHED 1930s FAMILY HOME, LOCATED IN A PEACEFUL NO THROUGH ROAD POSITION

We are delighted to bring to market this exceptional period home, beautifully maintained and thoughtfully enhanced by the current owner over many years. Lovingly restored and presented to an outstanding standard, this charming property is now ready to welcome its next proud owner.

Tucked away at the end of the no-through road in Collinsfield, the property enjoys an impressive and private rear plot, offering both character and practicality in equal measure.

The accommodation comprises an inviting entrance hallway, cloakroom/WC, and a spacious lounge/dining room brimming with period charm and original character. The kitchen flows seamlessly into a delightful conservatory featuring a log burner, creating a warm and versatile living space. A further reception room provides excellent flexibility and could be used as a home office, studio, or ground-floor bedroom. A useful utility room completes the ground floor accommodation.

Upstairs, there are three generous double bedrooms, a family bathroom, and an additional shower room, providing ample space for family living.

Externally, the property benefits from a beautifully stocked rear garden, ample off-road parking, and a brick-built store accessed from the utility room. A rear gate leads directly onto a public footpath, making it perfect for dog owners and those who enjoy countryside walks.

A truly special home that seamlessly combines period charm with modern convenience, early viewing is highly recommended.





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 E
EPC Rating D

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.



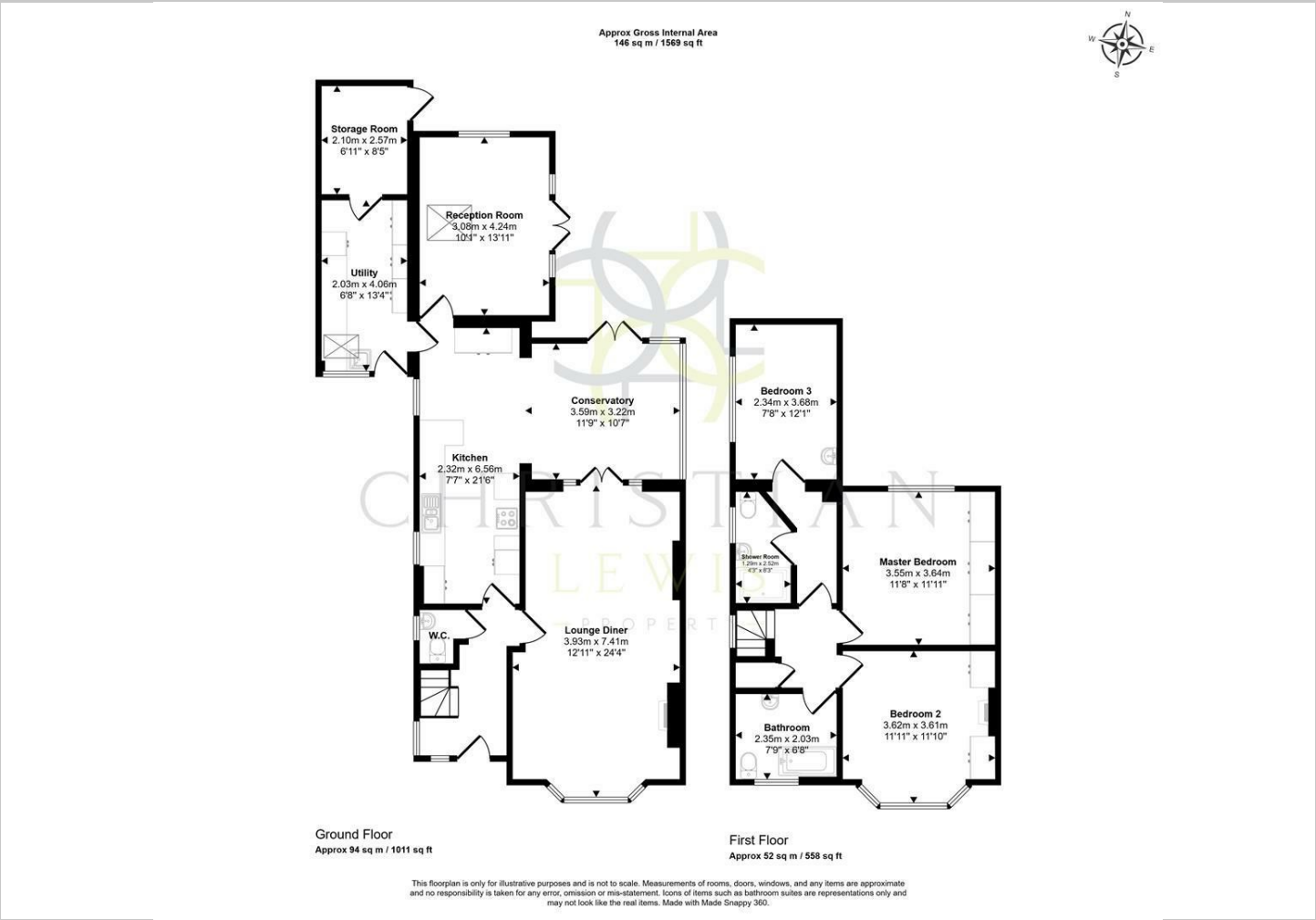




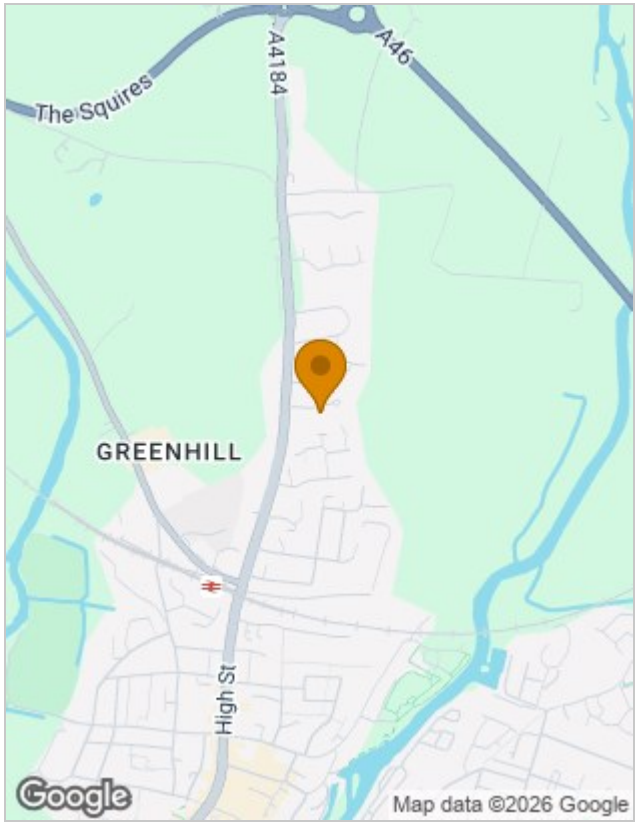




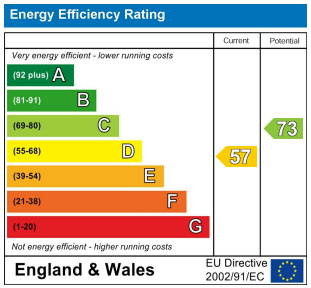
Floor Plans



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.

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