



3 Fairwater Gardens Coopers Lane, Evesham, WR11 1BB

Offers in the region of £180,000

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CHRISTIAN  
LEWIS  
PROPERTY



Offers in the region of £180,000

# 3 Fairwater Gardens Coopers Lane

Evesham, WR11 1BB

- Chain free
- Conservatory
- Two bedrooms
- A wonderful beautiful situated in the grounds of Fairwater Gardens
- Privately gated retirement community
- Must be viewed

DELIGHTFUL DETACHED RETIREMENT BUNGALOW SET WITHIN THE TRANQUIL AND BEAUTIFULLY MAINTAINED GROUNDS OF FAIRWATER GARDENS – ENJOY THE SERENITY WITHOUT THE RESPONSIBILITY

Nestled within the heart of the picturesque Fairwater Gardens retirement development, this charming detached garden bungalow presents a rare opportunity for peaceful, low-maintenance living in a beautifully landscaped setting. The property is offered to the market with no onward chain, making for a smooth and straightforward purchase.

As you arrive at Fairwater Gardens, you'll find generous communal parking available for residents and visitors. The bungalow enjoys an enviable position right in the centre of the stunning communal gardens, allowing you to enjoy their beauty and tranquility without the need for any personal upkeep.

Inside, the accommodation is bright, well-presented and thoughtfully arranged. An entrance porch leads into a spacious kitchen and breakfast room, fitted with modern units and a full range of appliances. The lounge and dining area offer a comfortable space to relax, while the conservatory provides an ideal spot to enjoy views over the surrounding greenery. There are two well-sized bedrooms, a modern shower room, and a private rear garden—perfect for moments of quiet reflection or entertaining in a more personal setting.

Residents also benefit from exclusive access to a range of shared facilities, including the beautifully maintained gardens, a communal lounge, kitchen, laundry room, and even a guest suite for visiting family or friends. The home features electric heating and double glazing throughout. Kitchen appliances—including a freestanding fridge freezer, washing machine, and integrated dishwasher, oven, hob, and microwave—are all included, adding further convenience.

This delightful bungalow offers the perfect blend of independence and community, all within the serene surroundings of Fairwater Gardens.



## Additional Information

Tenure: We understand that the property for sale is Leasehold

Lease details:

Lease Length - 125 years from 1st April 2006

Service Charge - £4,300.72 per year

Ground Rent - £400 per year

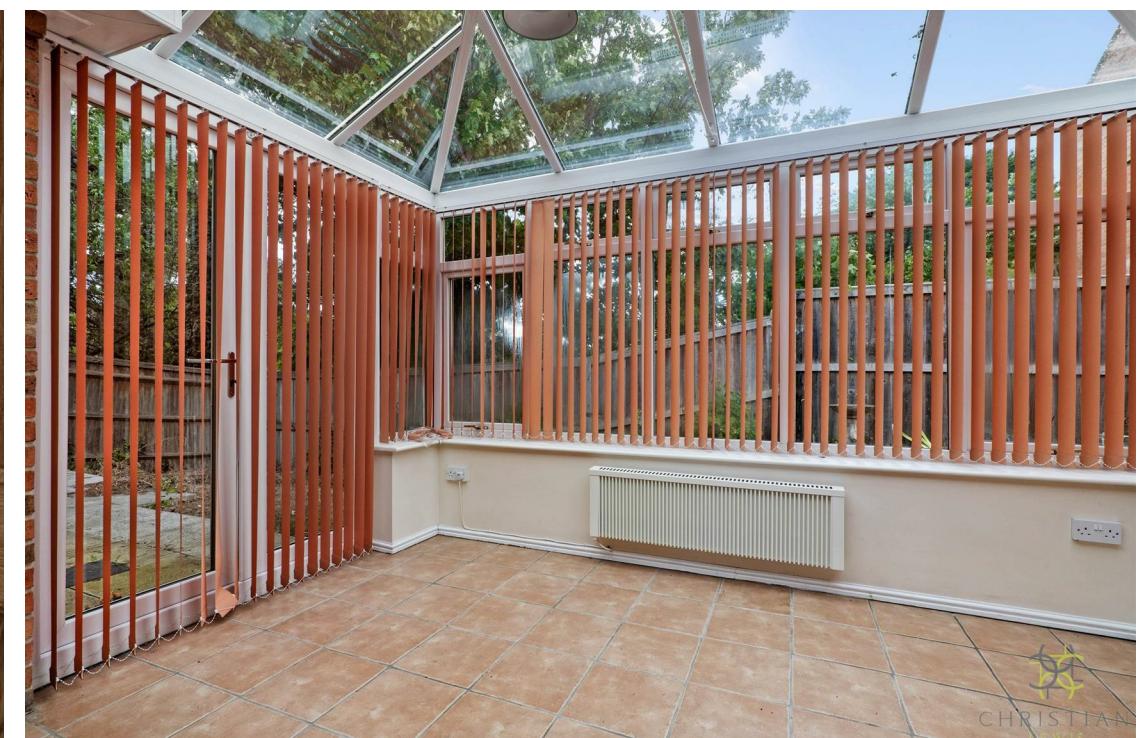
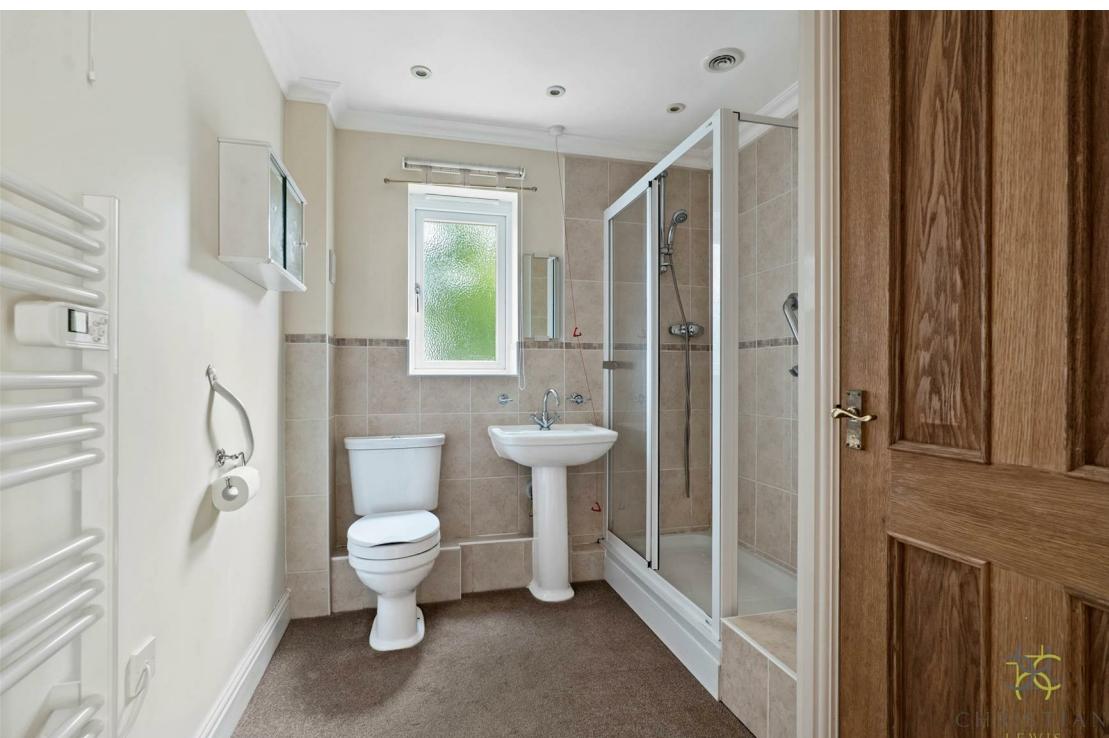
Local Authority: Wychavon

Council Tax Band: We understand that the Council Tax Band for the property is Band D

EPC Rating: D

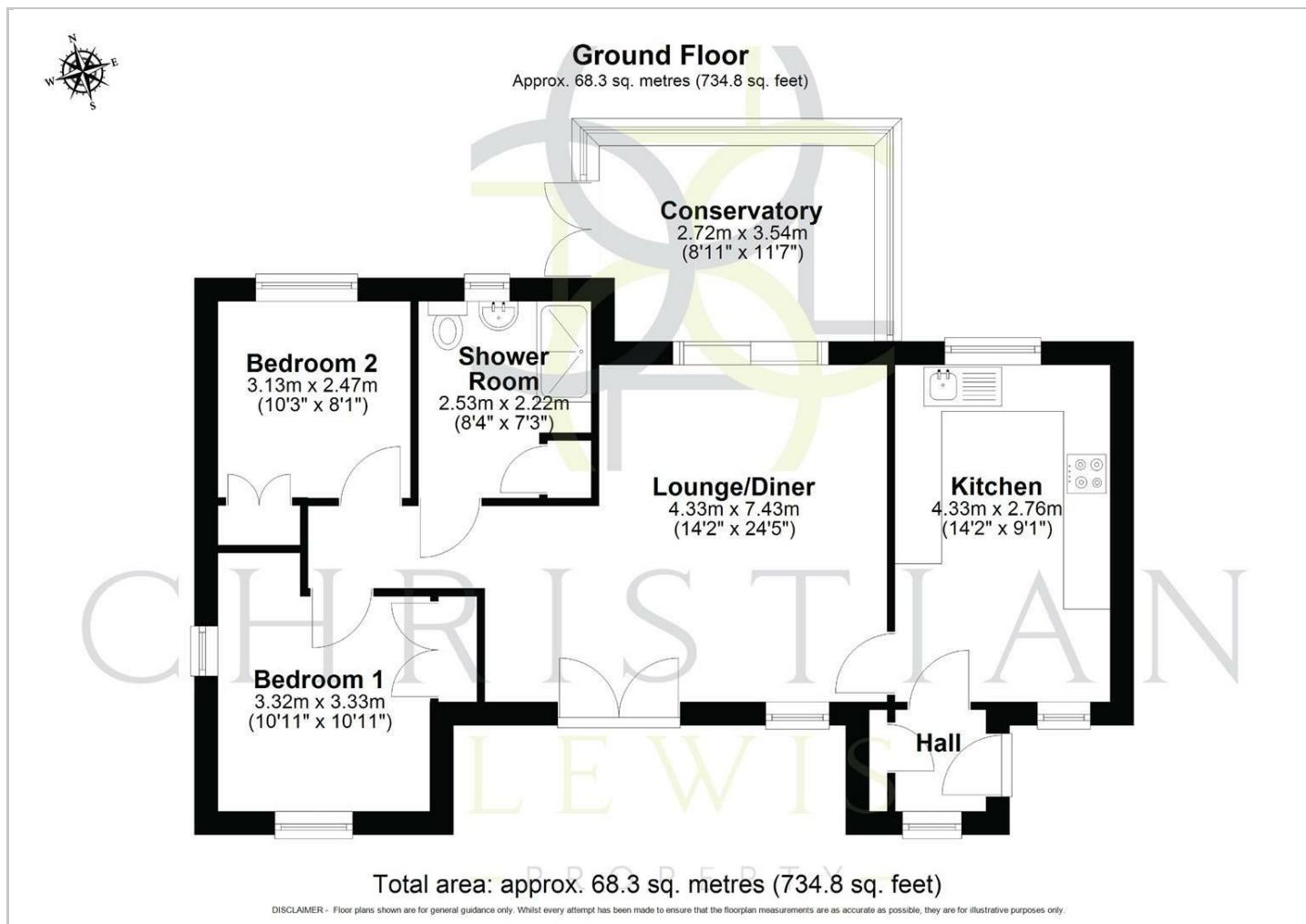
## Disclaimer

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.

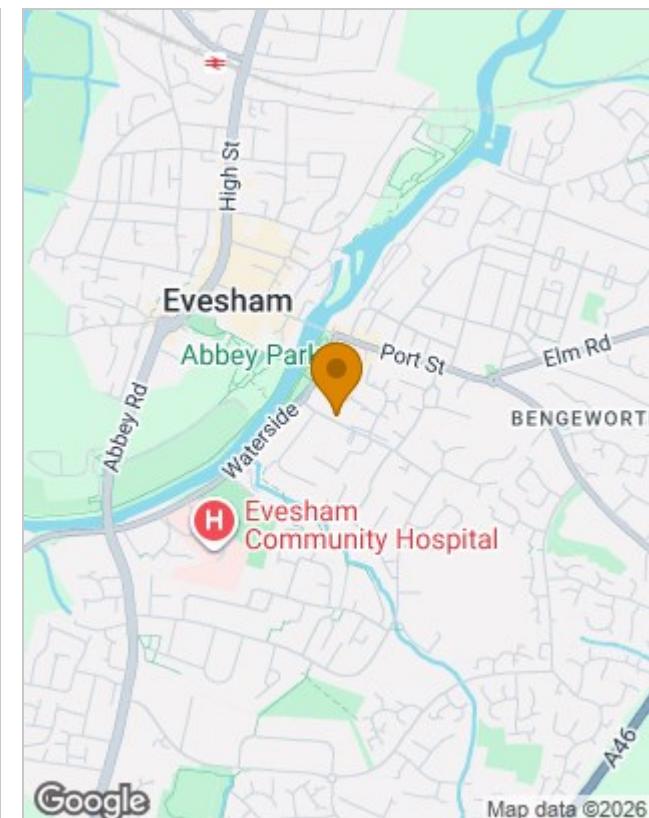




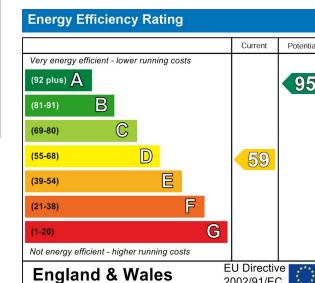
## Floor Plans



## 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.