



16 Elm Road, Evesham, WR11 3DW

Guide price £270,000





16 Elm Road

Evesham, WR11 3DW

- Detached three-bedroom home in a popular residential area of Evesham
- Generous lounge with glazed patio doors opening onto the garden
- Enclosed rear garden with lawn and paved seating areas
- Garage en bloc
- Kitchen/diner with space for a family table
- Family bathroom with separate shower enclosure
- Solar panels providing an energy-efficient feature
- Convenient location close to Evesham town centre and local amenities

A three-bedroom detached family home situated on Elm Road, within a popular residential area of Evesham, offering well-proportioned accommodation, an enclosed rear garden, a garage en bloc and the added benefit of solar panels to help improve energy efficiency.

On entering the property, the hallway provides access to the ground-floor accommodation and stairs to the first floor. To the front of the house is the kitchen/diner, fitted with a range of wall and base units, work surfaces and a tiled splashback. There is a built-in oven, hob and extractor, together with space for appliances and a dining table.

Positioned to the rear, the lounge is a generous reception room with space for a range of furniture. Glazed patio doors open directly onto the garden, connecting the room with the outdoor space.

Upstairs, the landing leads to three bedrooms and the family bathroom. The main bedroom is a good-sized double, with two further bedrooms offering flexibility for family, guests or those needing a home-working space.

The family bathroom is fitted with a bath, separate shower enclosure, wash hand basin and WC. Outside, the enclosed rear garden is arranged with a lawn and paved seating areas, with established planting along the boundaries. To the front, a paved path leads to the entrance beside a planted garden area. The property also benefits from a garage en bloc and solar panels.

Situated on Elm Road, the property is conveniently placed for Evesham town centre and local amenities. Viewing is highly recommended.

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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 C

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.

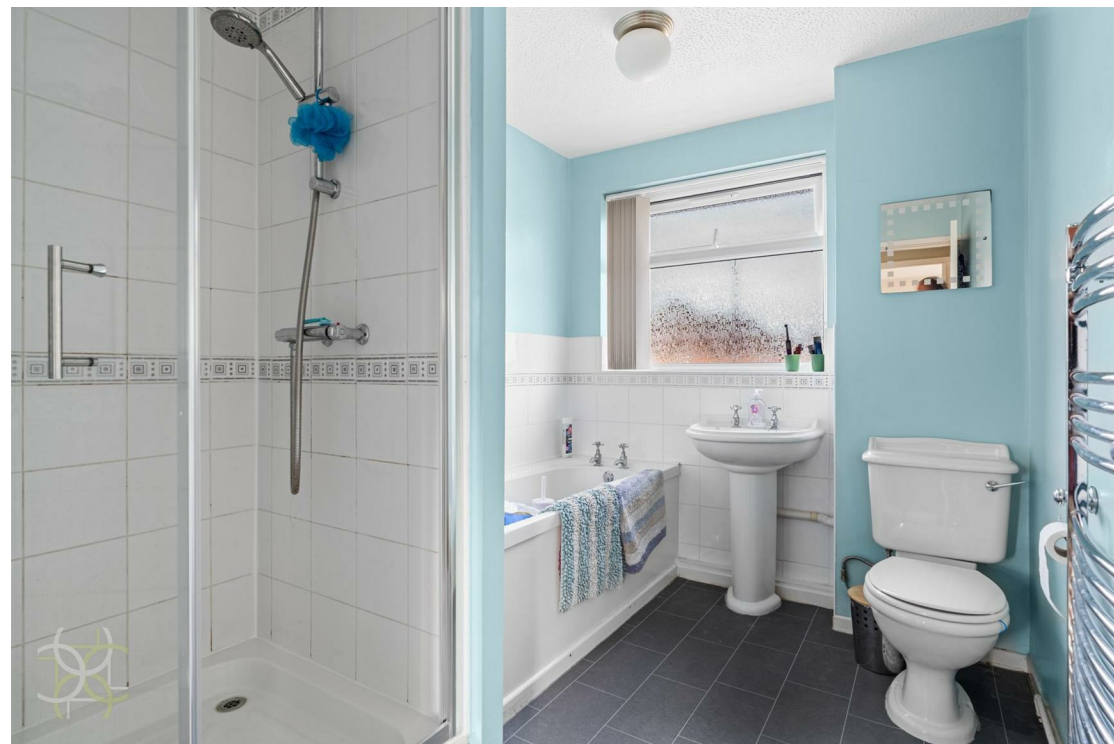
Anti Money Laundering & Financial Regulations

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 £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.

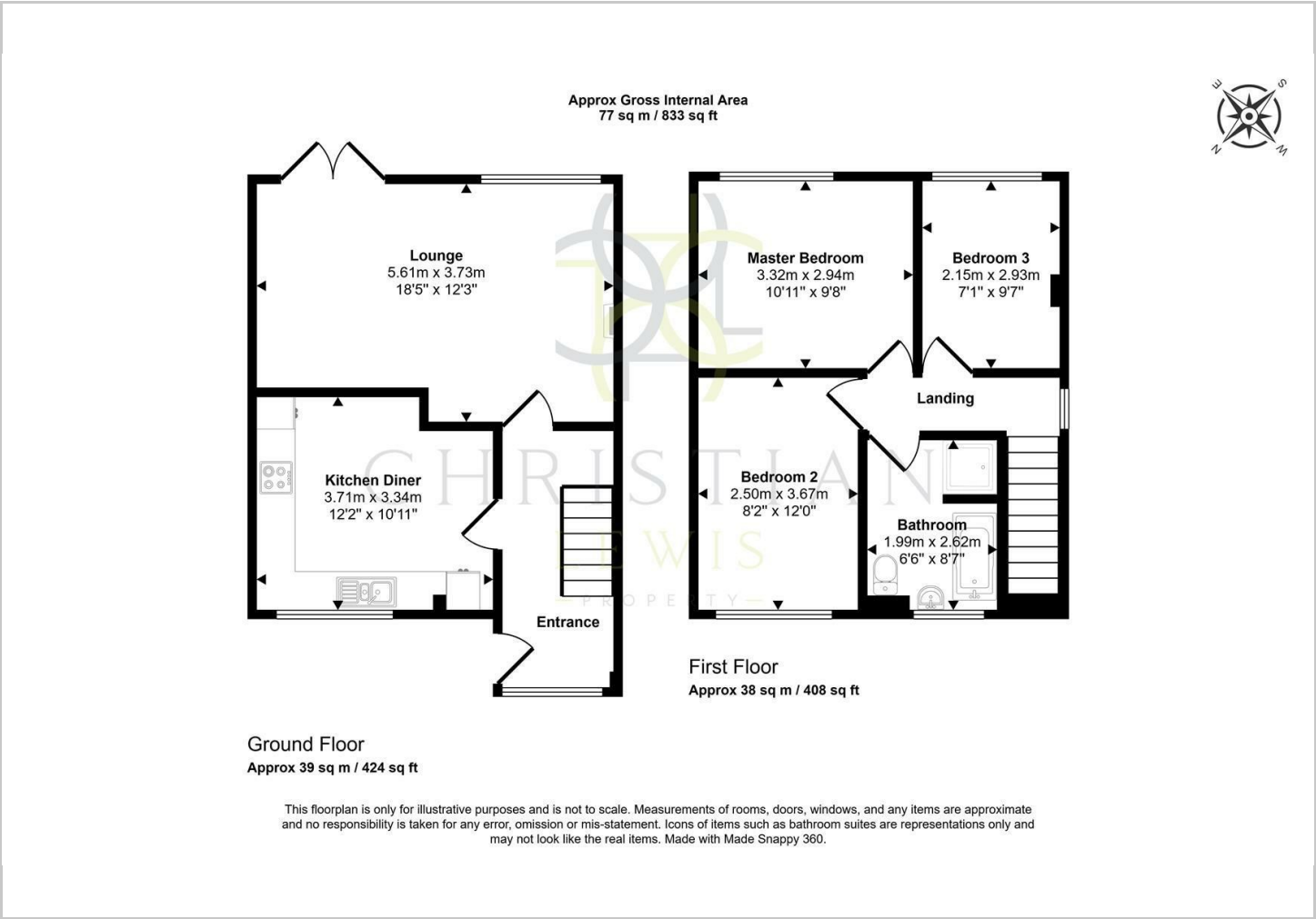
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.







Floor Plans

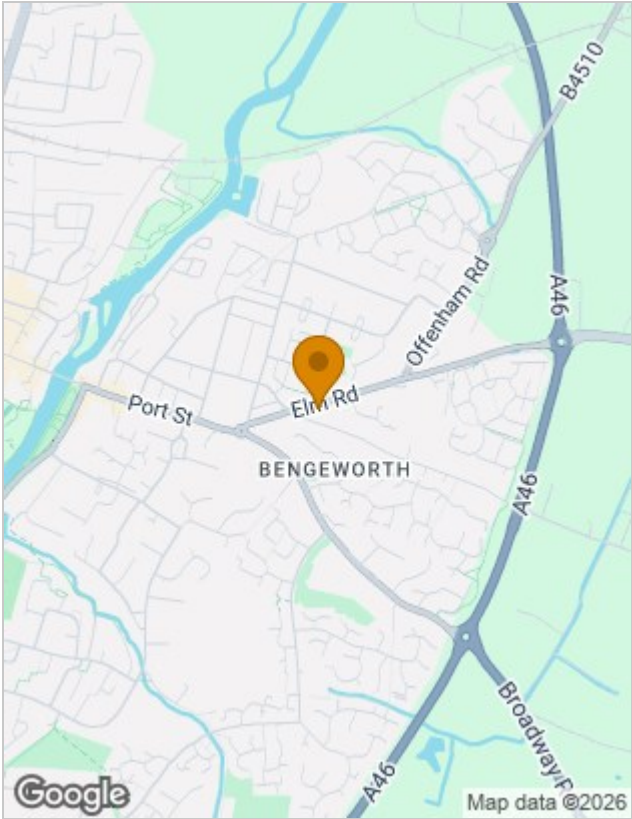


Viewing

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.

Location Map



Energy Performance Graph

