1 Court Cottages Main Street, Evesham, Offenham WR11 8QD

Guide price £245,000

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CHRISTIAN LEWIS PROPERTY

KENWOOD
CHRISTIAN
LEWIS

1 Court Cottages Main Street

Offenham
Evesham, WR11 8QD

- A character cottage in the heart of Offenham
- Conservatory
- Calling all first time buyers
- Two bedrooms
- Garden
- Lots of potential

** END OF CHAIN COTTAGE**

Nestled in the charming and highly sought-after village of Offenham, this delightful two-bedroom cottage seamlessly combines traditional character with modern-day comfort. Full of warmth and charm, the property offers a welcoming atmosphere throughout, making it an ideal place to call home.

A bright and airy conservatory provides a wonderful additional living space, perfect for relaxing while enjoying views of the garden in every season. Outside, the enclosed garden is beautifully maintained and offers a private, peaceful setting—ideal for outdoor dining, entertaining guests, or simply unwinding in tranquil surroundings.

Inside, the cottage features a well-equipped kitchen designed for practicality and everyday living, alongside a spacious family bathroom. The added convenience of a downstairs toilet enhances the home's functionality. Both bedrooms are generously proportioned and comfortably presented, making the property well suited to couples, small families, or those seeking a quiet countryside retreat.

Ideally located in the heart of Offenham, the cottage benefits from close proximity to local amenities, while picturesque countryside walks and village life are right on the doorstep, offering the perfect balance of rural charm and everyday convenience.

Guide price £245,000

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 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.

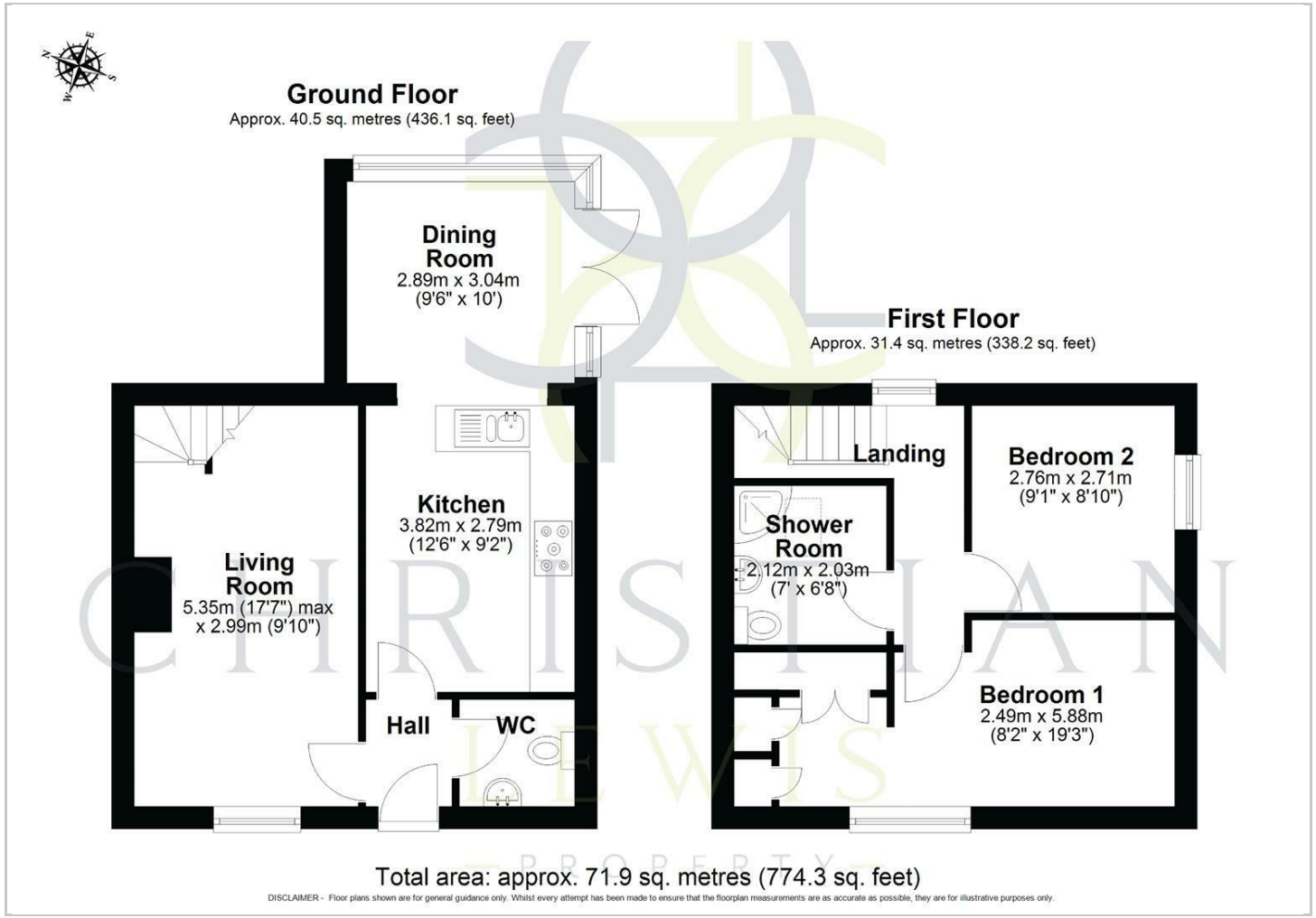
Anti Money Laundering & Financial Regulations

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.

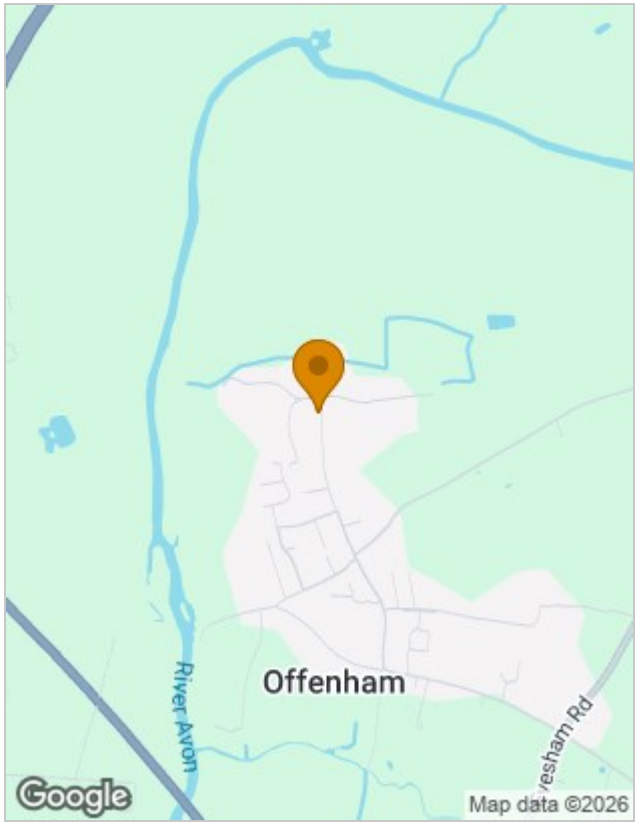
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.

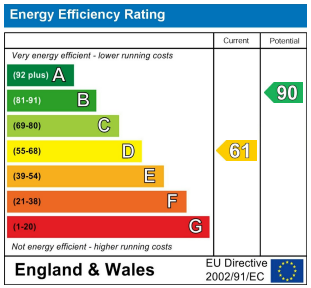
Floor Plans



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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