12 Cedar Walk, Evesham, Offenham WR11 8SZ

Guide price £225,000

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CHRISTIAN LEWIS PROPERTY

12 Cedar Walk

Offenham
Evesham, WR11 8SZ

- Modern semi-detached house
- Contemporary fitted kitchen
- Downstairs cloakroom
- Enclosed rear garden
- Two generous double bedrooms with built-in storage
- Spacious lounge/diner with French doors to the garden
- Driveway parking
- Popular village location

Situated within the ever-popular village of Offenham, this beautifully presented two-bedroom semi-detached home offers stylish, low-maintenance living, making it an ideal first-time purchase, investment or downsize.

The property enjoys modern accommodation throughout, together with driveway parking and an enclosed rear garden.

The accommodation begins with a welcoming entrance hall giving access to a convenient downstairs cloakroom and a contemporary fitted kitchen with ample cupboard and worktop space. To the rear of the property is a bright and spacious lounge/diner, offering plenty of room for both relaxing and entertaining, with French doors opening directly onto the rear garden and allowing natural light to flood the room.

Upstairs, the property offers two generous double bedrooms. The principal bedroom benefits from built-in storage, whilst the second bedroom is another comfortable double, ideal for guests, children or those working from home. Completing the first floor is a modern family bathroom fitted with a white suite.

Externally, the property enjoys driveway parking to the side, together with gated access leading to the enclosed rear garden. The garden has been designed for ease of maintenance, featuring a paved patio seating area, lawn and timber garden shed.

Located within the sought-after village of Offenham, the property enjoys a wonderful community atmosphere whilst remaining just a short drive from Evesham town centre, offering a range of shops, supermarkets, schools and excellent transport links.

This is a fantastic opportunity to purchase a modern home in a desirable village location and early 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 B

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.

Floor Plans

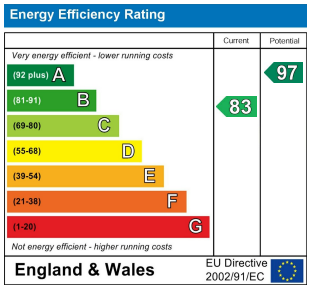
Ground Floor
Approx 29 sq m / 312 sq ft

First Floor
Approx 29 sq m / 315 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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