16 Wolfson Walk, Evesham, WR11 2BS

Offers in the region of £250,000

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CHRISTIAN LEWIS PROPERTY

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16 Wolfson Walk

Evesham, WR11 2BS

- Two double bedrooms
- Modern and energy efficient
- Parking
- Calling all first time buyers

A beautifully presented two-bedroom mid-terrace modern home, ideally situated within the popular Evesham Gate development in Evesham. Offering well-planned accommodation arranged over two floors, the property combines contemporary living with practicality and would make an excellent choice for first-time buyers, investors or those looking to downsize.

Upon entering, the welcoming entrance hall provides access to the principal ground-floor accommodation. The spacious living room offers a comfortable and versatile reception space, ideal for relaxing and entertaining, with a pleasant sense of light and space.

To the rear of the property is the modern fitted kitchen, thoughtfully designed to provide both useful storage and workspace, together with ample room for a dining table and chairs. The kitchen benefits from access to a useful utility area, providing additional practical space for everyday household requirements. A convenient ground-floor WC completes the ground-floor accommodation.

To the first floor, the property offers two well-proportioned bedrooms, both providing good levels of living and storage space and offering flexibility for use as bedrooms, a home office or guest accommodation if required. The family bathroom, positioned conveniently from the landing, provides the usual suite and serves both bedrooms.

Externally, the property benefits from off-road parking to the front, providing valuable convenience for residents and visitors. To the rear is a low-maintenance enclosed garden, offering a manageable outdoor area for relaxing, entertaining or enjoying some fresh air without the upkeep associated with a larger garden.

The property is offered in good condition throughout, providing an excellent opportunity for a purchaser to move in and enjoy the home with minimal immediate work required. Its modern layout, manageable outdoor space and convenient parking make it an appealing proposition for a range of buyers.

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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
Estate charges apply

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.

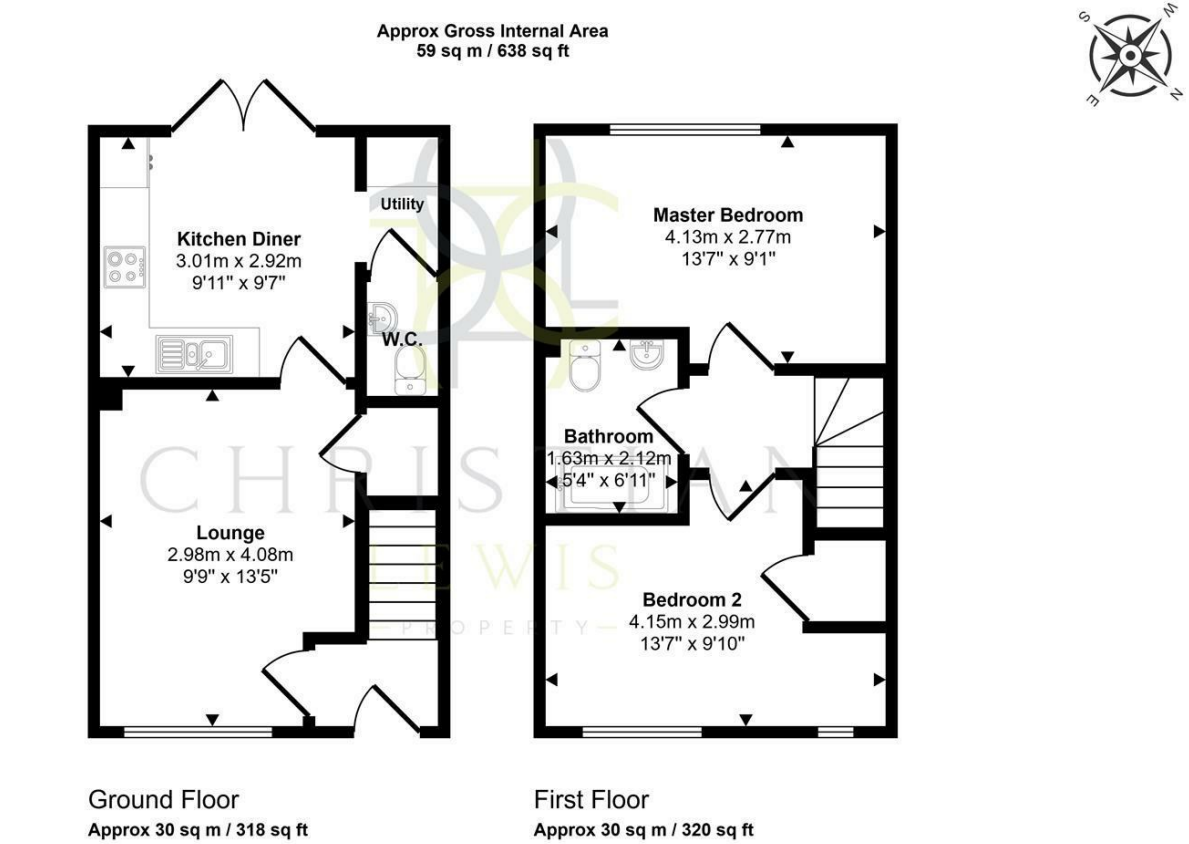
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.

Disclaimer

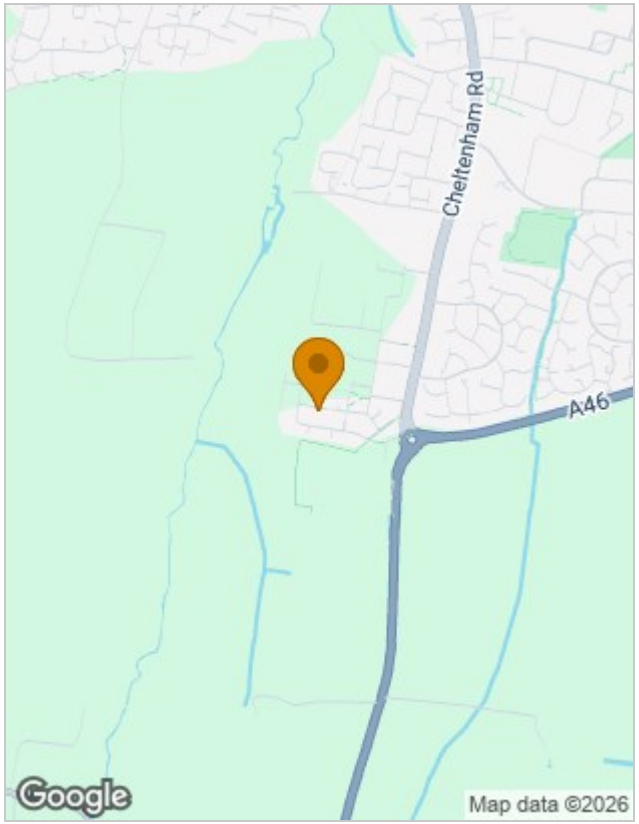
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained 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

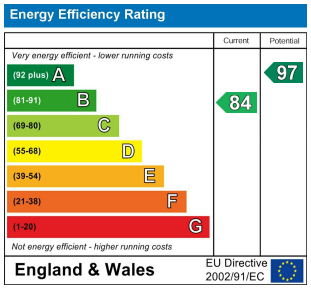


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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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