



12 Peewit Road, Evesham, WR11 2NH

Offers over £230,000





CHRISTIAN  
LIVING

# 12 Peewit Road

Evesham, WR11 2NH

- Bursting with character and original features
- Single garage
- Popular location
- Private rear garden
- Character features
- Three bedrooms
- Scope to add value
- Utility
- Must be viewed
- Great value

A charming, character-filled older-style property with the added benefit of a driveway and a single garage.

This fantastic home offers a wonderful opportunity to own a property brimming with character while still allowing room for personalisation and value enhancement. Ideally situated on the sought-after Peewit Road, it features a private driveway and a rear single garage—perfect for first-time buyers looking for both charm and convenience. The property comprises of; hall, living room, kitchen/diner and utility. Upstairs there are three bedrooms and a family bathroom. Outside there is a mature garden which is extremely private.



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## Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band B  
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.

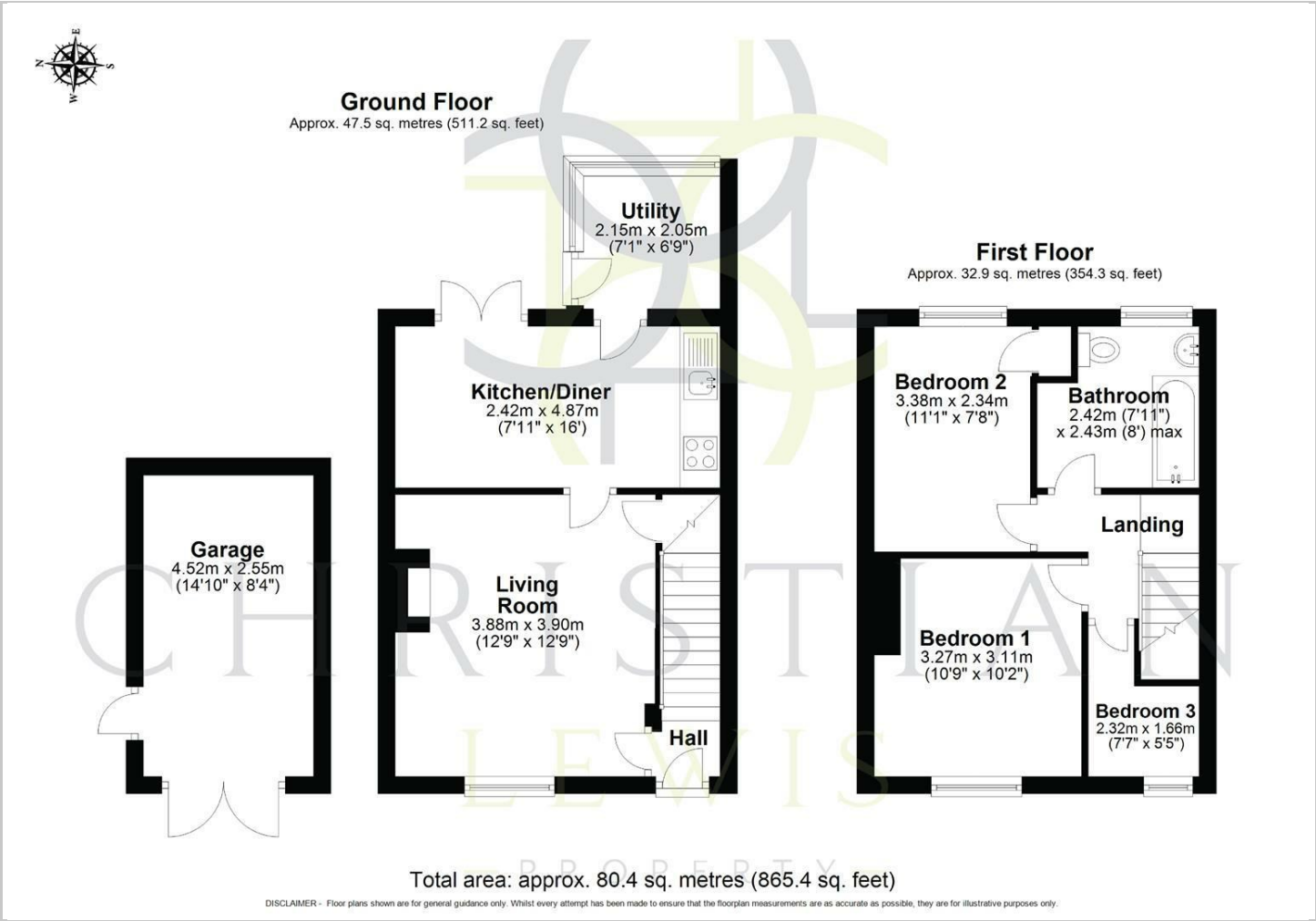
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.



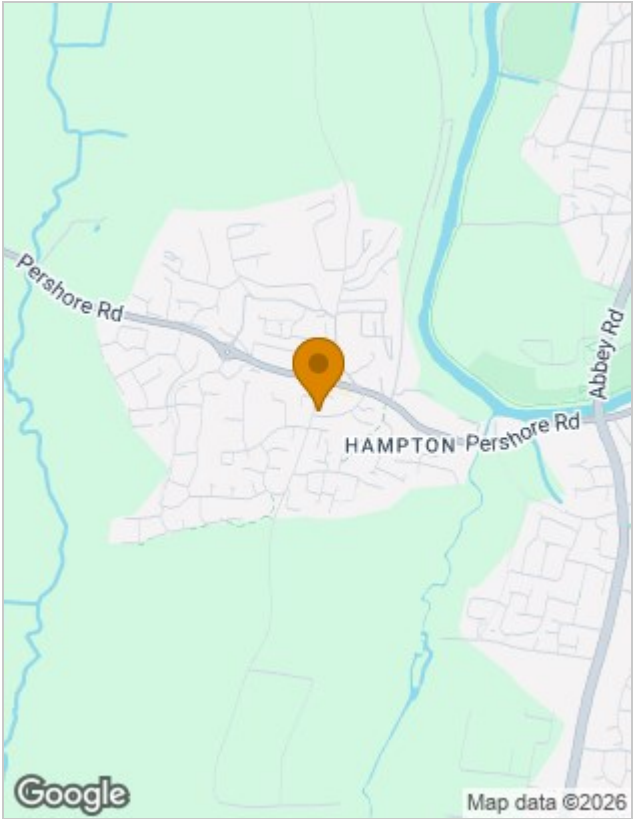


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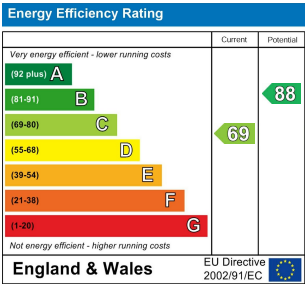
Floor Plans



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.