

1 The Mews, Evesham, WR11 2AZ

Offers over £350,000

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CHRISTIAN LEWIS PROPERTY


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1 The Mews

Evesham, WR11 2AZ

- Four bedroom detached family home
- Garage and parking
- Scope to put your own stamp on it
- Modern and energy efficient
- Great value
- Close to amenities

Offers over £350,000



Situated within a sought-after residential development on the edge of Evesham, this attractive four-bedroom detached family home offers spacious and versatile accommodation, generous off-road parking, and a private south-facing rear garden. The property occupies a pleasant position within a quiet cul-de-sac, making it an appealing choice for modern family living.

The property is approached via a private driveway providing ample off-road parking and access to the integral garage. Upon entering, a welcoming reception hall provides access to the principal ground-floor accommodation, including a spacious and comfortable sitting room, a well-appointed kitchen, a separate study ideal for home working, and a useful cloakroom.

To the first floor are four well-proportioned bedrooms, offering flexibility for families, guests or additional home-working requirements. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the private south-facing rear garden provides an excellent setting for outdoor entertaining and family enjoyment. The garden is predominantly laid to lawn and complemented by paved patio areas, creating useful spaces for seating and dining while enjoying a good degree of privacy. The property also benefits from solar panels, providing an energy-efficient feature that can help to reduce household energy costs.

The property is conveniently located for Evesham's wide range of shops, schools, leisure facilities and transport links, while the surrounding Vale of Evesham offers attractive countryside and recreational opportunities. Evesham is also well positioned for access to Worcester, Cheltenham, Stratford-upon-Avon and the Cotswolds, making this an excellent location for both everyday amenities and wider travel.





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 E
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 £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.

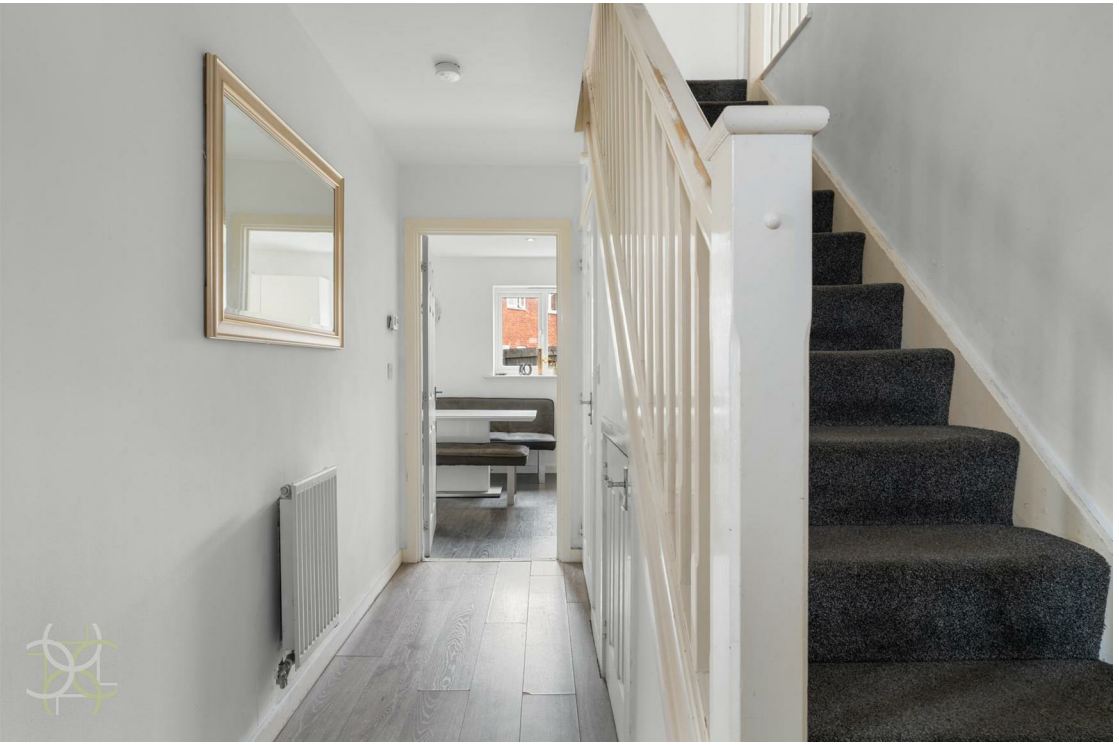
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

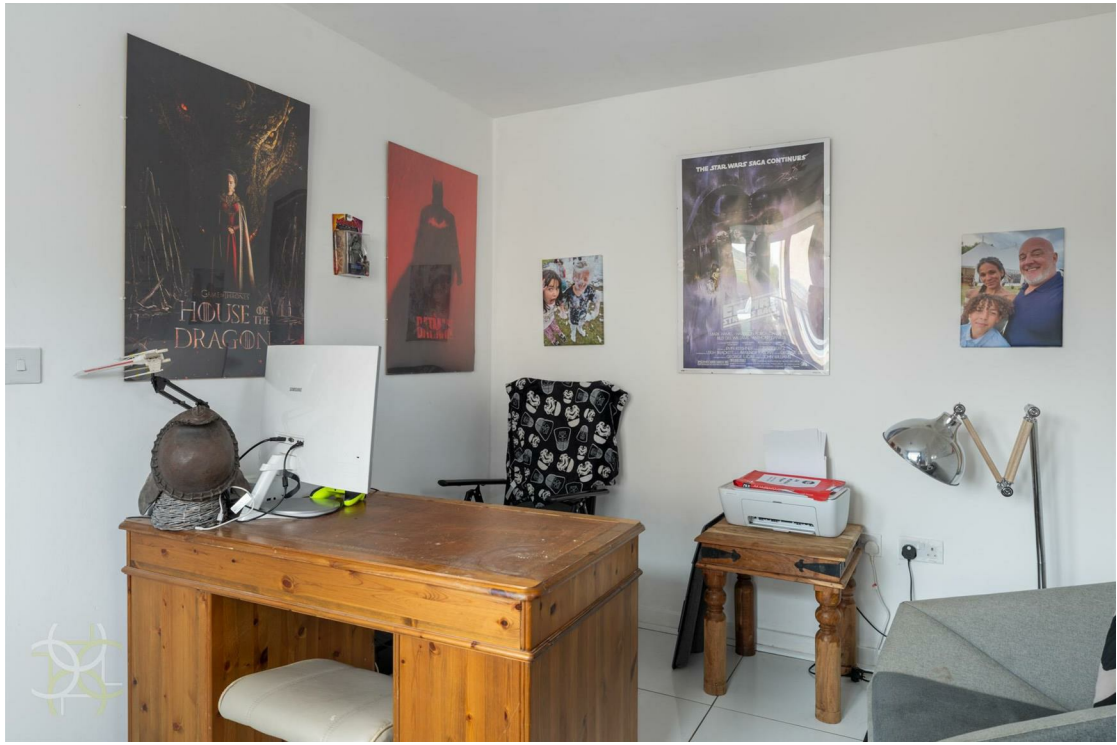
Disclaimer

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.



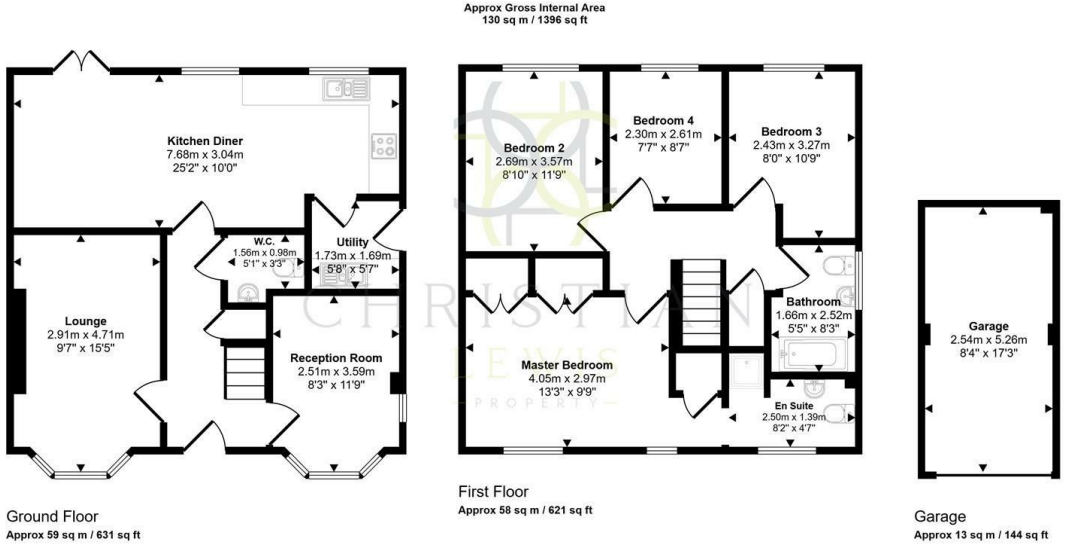




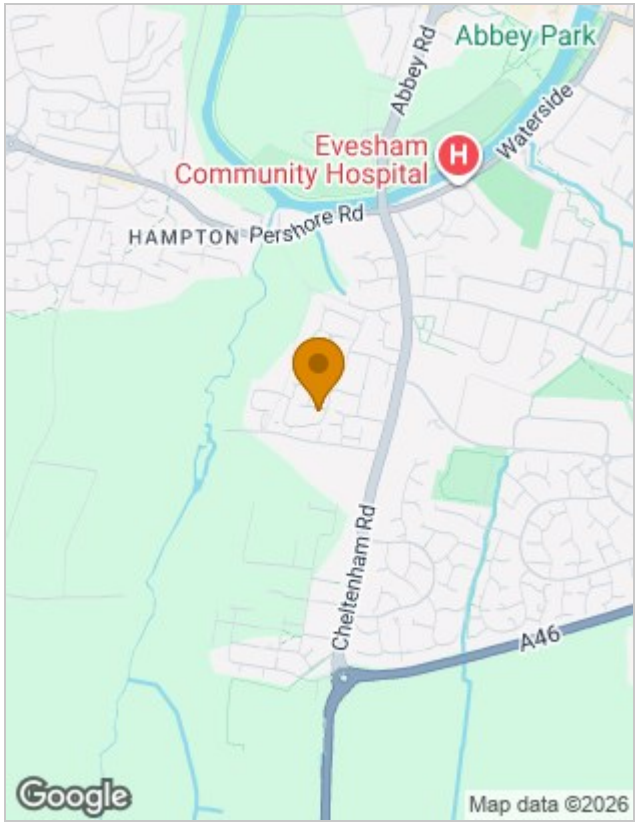

HOUSE OF THE DRAGON
THE STAR WARS SAGA CONTINUES



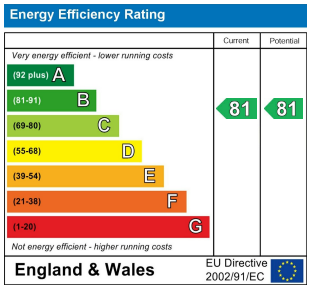
Floor Plans



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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