



27 Christ Church Way, Evesham, WR11 2BN

Offers over £300,000



CHRISTIAN
LEWIS
PROPERTY



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27 Christ Church Way

Evesham, WR11 2BN

- A modern and energy efficient home
- Peaceful location on the development
- Popular estate
- Three bedrooms, two bathrooms
- Single garage and parking
- Calling all first time buyers

LOCATED DOWN A NO THROUGH ROAD ON THE FOREVER POPULAR EVESHAM GATE WITH A SINGLE GARAGE!

A well-presented three-bedroom semi-detached contemporary home, pleasantly positioned at the end of a quiet cul-de-sac on the popular Evesham Gate development, enjoying open views across an attractive green.

The accommodation is arranged over two floors and offers modern, flexible living. The ground floor comprises an entrance hall, a spacious sitting room, and a well-appointed kitchen/breakfast room fitted with an oven, hob, fridge/freezer and dishwasher, with French doors opening onto the enclosed rear garden. A utility area with plumbing for a washing machine and a convenient cloakroom complete the ground floor.

On the first floor, the principal bedroom benefits from fitted wardrobes and an en-suite shower room. There are two further bedrooms, served by a contemporary family bathroom.

Externally, the property offers garage and driveway parking, and is ideally located in a peaceful setting within easy reach of local amenities.

The enclosed rear garden is predominantly laid to lawn with a paved terrace, ideal for outdoor entertaining and alfresco dining. Gated side access leads to the driveway, which provides off-road parking for several vehicles, complemented by a garage featuring an up-and-over door and power supplied via a separate distribution board.



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

DISCLAIMER

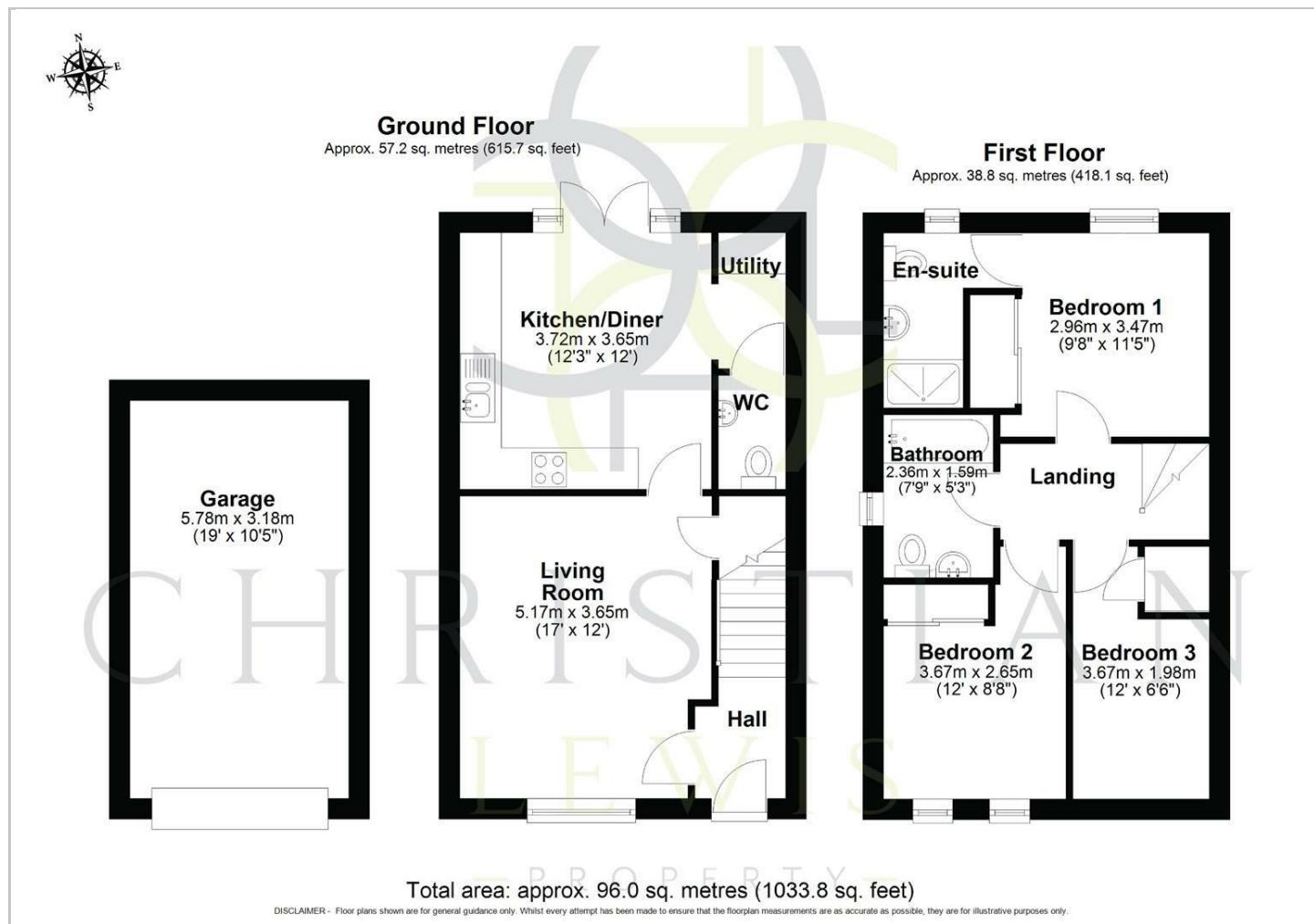
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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

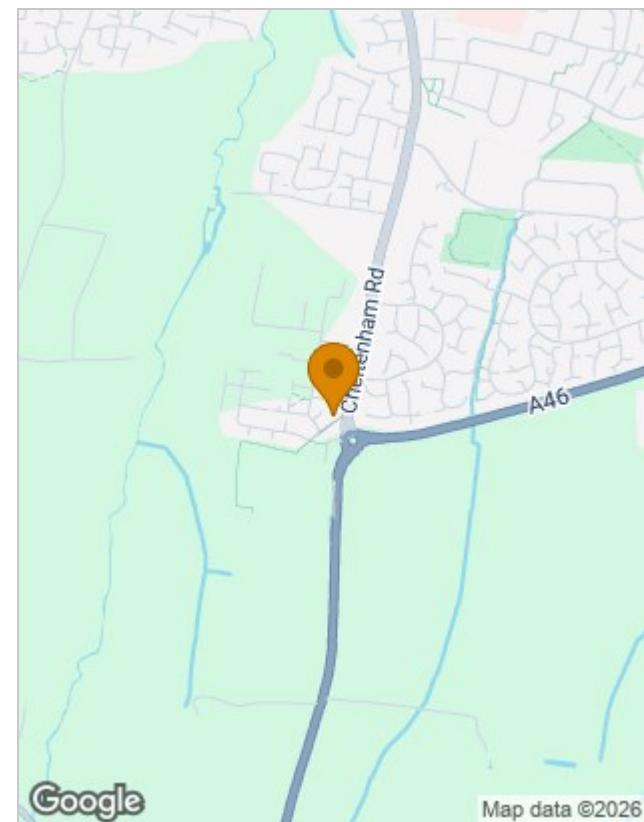
Please inform us if you become aware of any information being inaccurate.



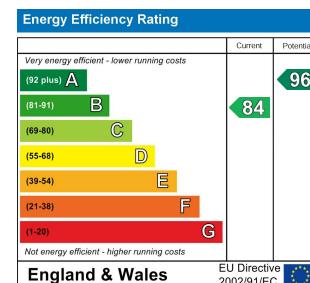
Floor Plans



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.