



6 Hillside, Evesham, Ashton-Under-Hill WR11 7SR

Offers over £325,000





6 Hillside

Ashton-Under-Hill

Evesham, WR11 7SR

- Extended family home located in peaceful cul-de-sac
- Useful attic room
- Three bedrooms
- Highly desirable village

A RURAL OLDER STYLE PROPERTY

Upon entering the property, a central entrance hall provides access to the principal living accommodation. At the heart of the home is an impressive cottage-style kitchen/diner, featuring a range cooker, generous storage and preparation space, and a charming outlook over the rear garden.

The sitting room offers a warm and welcoming atmosphere, enhanced by a wood-burning stove and French doors leading through to the single-storey rear extension. This versatile space offers excellent flexibility and could be adapted to suit a variety of needs, whether as a home office, playroom, hobby room, snug, studio or additional reception area.

To the first floor are three generously proportioned bedrooms, served by a modern fitted shower room comprising a contemporary suite and a spacious double shower enclosure.

A further staircase leads to the attic, where two additional rooms have been created. Although these rooms do not have the necessary building regulations approval to be classed as bedrooms, they offer valuable additional space, ideal for storage, hobbies, studying or home working.

Externally, the property is approached via a mature and established foregarden, creating an attractive first impression. To the rear, a particularly private and well-stocked garden provides a delightful outdoor retreat, with a decked seating area ideal for al fresco dining and entertaining, complemented by a variety of established plants and shrubs.

Further benefits include recently installed warm air source heating, residents' parking and, of particular note, no onward chain.

Offering a wealth of character, flexible accommodation and a private rear garden, this appealing village home is ideally positioned within Ashton-under-Hill, conveniently placed for access to local amenities and the village school.



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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 C

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.

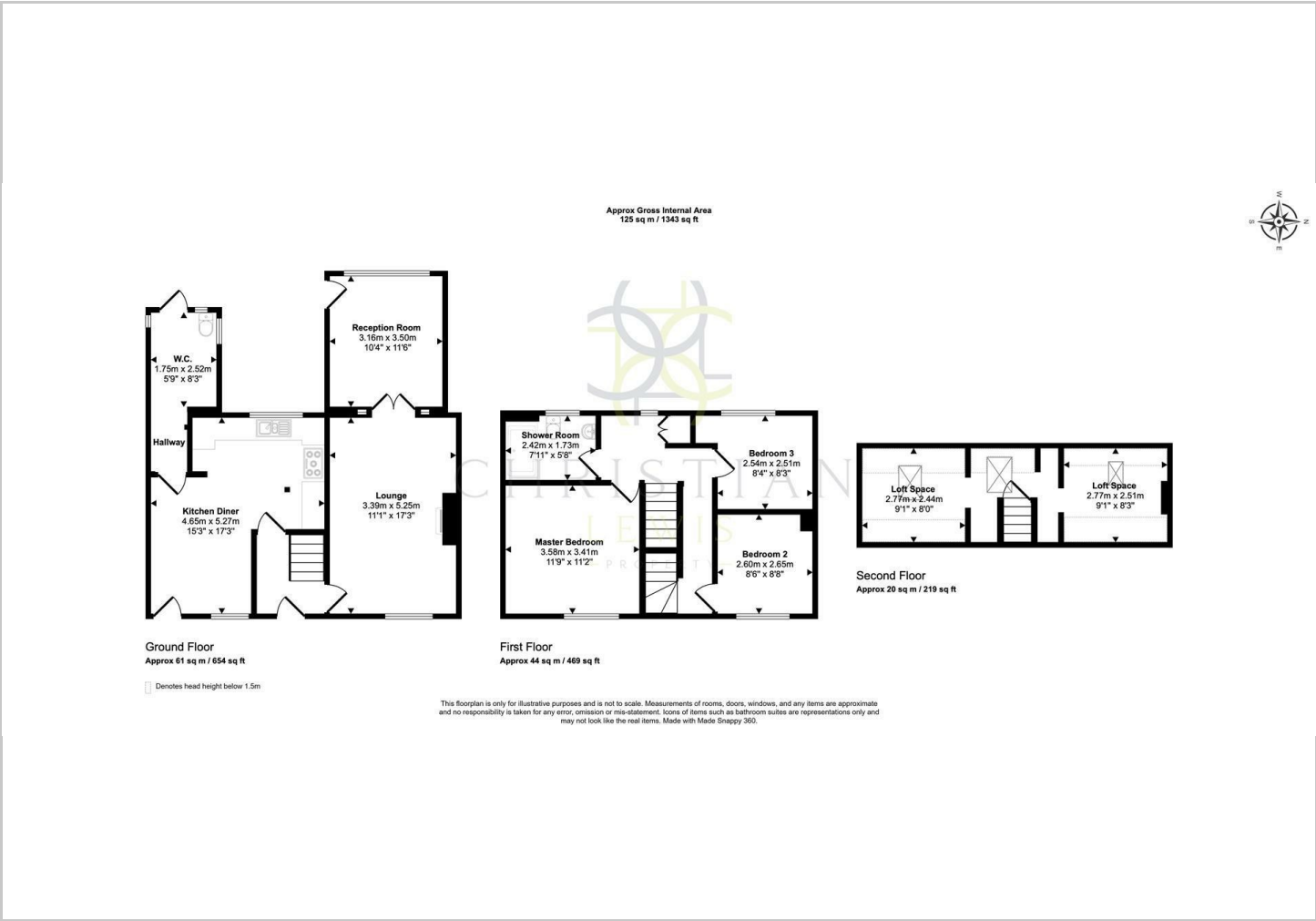
Disclaimer

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



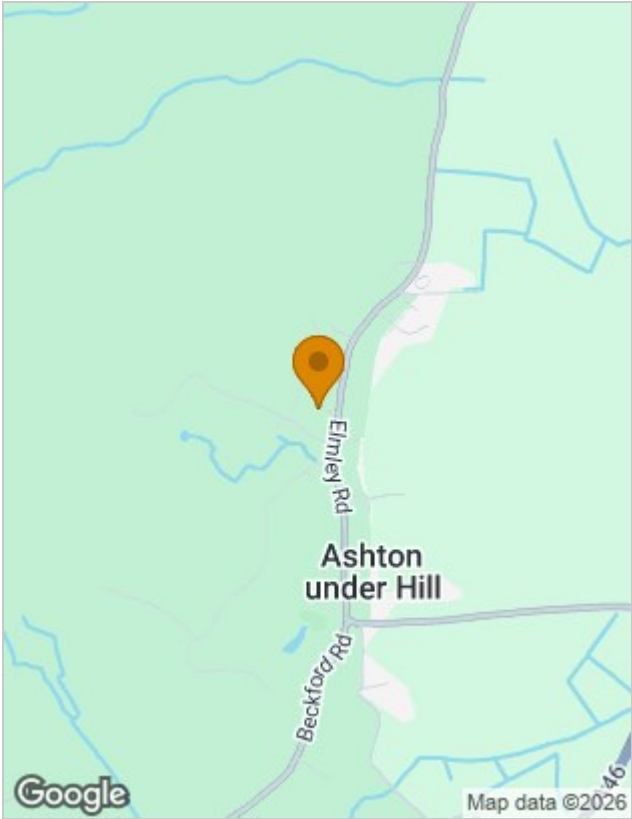
Viewing

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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Location Map



Energy Performance Graph

