



12 Harding Way, Evesham, WR11 2RX

Asking price £425,000

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12 Harding Way

Evesham, WR11 2RX

- A modern family home
- Four bedrooms, three bathrooms
- Glorious outlook to the front
- Scope to make your own

****CHAIN FREE**** WHAT A POSITION AND WHAT WONDERFUL VIEWS

Situated in an enviable position within this popular development, this impressive detached family home enjoys an attractive outlook, with a generous green open space directly to the front and far-reaching views extending towards the picturesque Bredon Hill in the distance.

Offering well-appointed and versatile accommodation arranged over two floors, the property provides an excellent opportunity for those seeking a spacious family home with the potential to personalise and make their own.

The accommodation includes four well-proportioned bedrooms, with two benefiting from their own en-suite shower rooms, alongside a welcoming living room and useful ground-floor cloakroom. At the heart of the home is a particularly appealing open-plan kitchen and dining room, providing a sociable and practical space for everyday family life and entertaining. A separate utility room adds further convenience and functionality.

Outside, the property benefits from a pleasant rear garden, providing a private and enjoyable space for relaxing, entertaining and making the most of the warmer months. To the front, the open green space creates a lovely sense of outlook and openness, with the views towards Bredon Hill providing a particularly attractive backdrop.

With its desirable detached position, generous accommodation, landscaped garden and outstanding outlook, this is a fantastic opportunity to acquire a modern family home in an appealing setting.

Viewing is highly recommended to fully appreciate the accommodation, position and views that this wonderful property has to offer.



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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 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 £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.

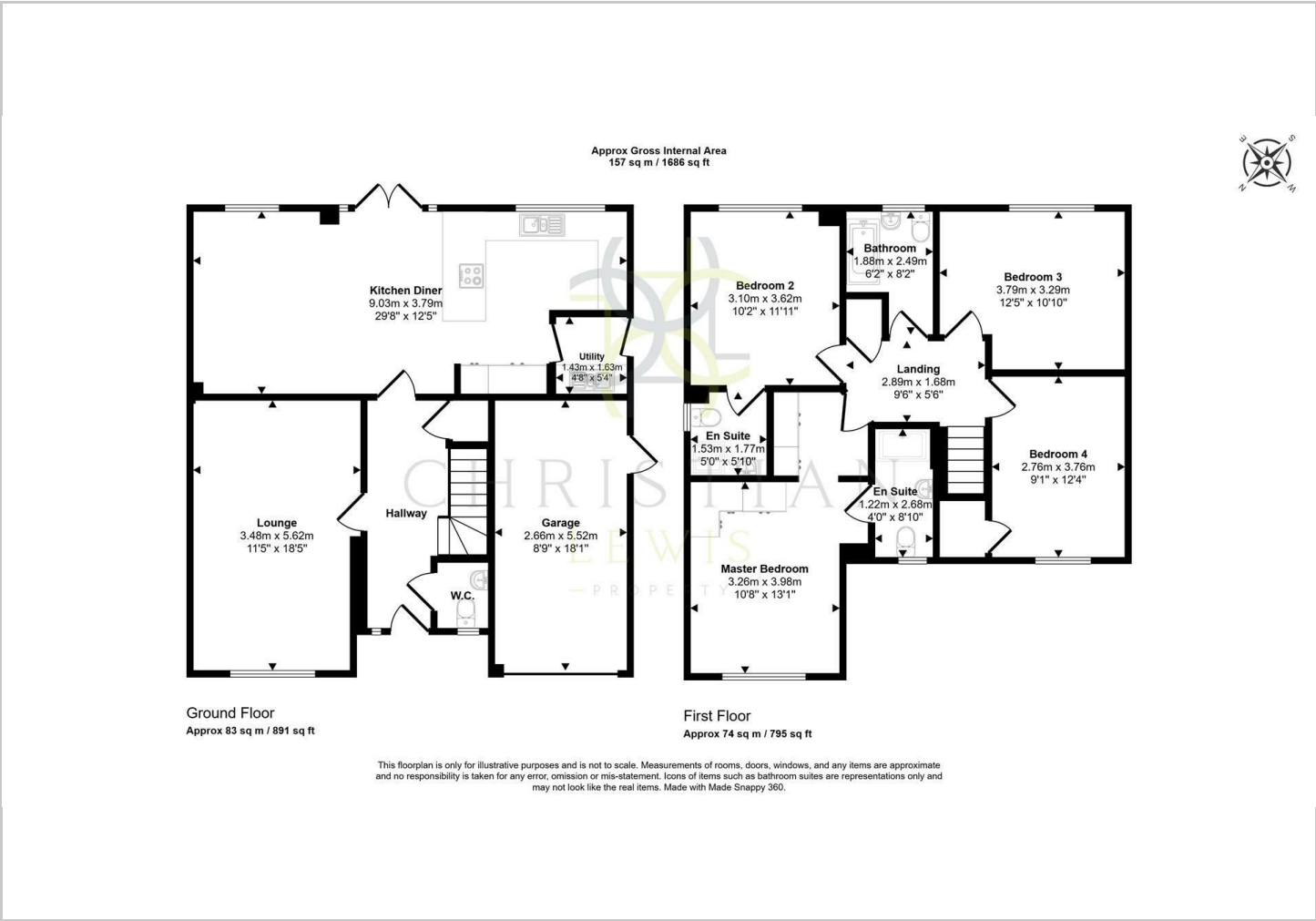
Disclaimer

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



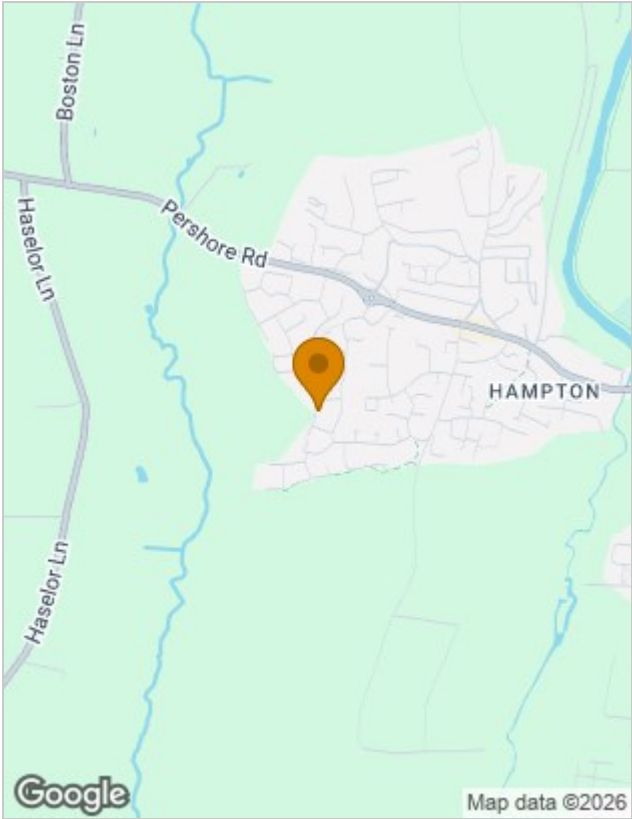
Viewing

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

