

94A Kings Road, Evesham, WR11 3BS

Offers over £275,000

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CHRISTIAN LEWIS PROPERTY



94A Kings Road

Evesham, WR11 3BS

- An older style family home located in a popular location
- Parking
- Well stocked rear garden
- Four double bedrooms, two bathrooms
- Characterful
- Must be viewed to be fully appreciated

FOUR DOUBLE BEDROOMS, TWO BATHROOMS WITH PARKING TO THE REAR

If you are searching for an older-style property arranged over two floors, offering four double bedrooms and off-street parking, this home could be exactly what you've been waiting for. Lovingly owned and well maintained by the current owners for many years, the property now presents an excellent opportunity to become a wonderful long-term family home.

The accommodation comprises an entrance hall, living room, dining room, and kitchen on the ground floor. The first floor offers three generous double bedrooms and a family bathroom, while the second floor is dedicated to an impressive principal bedroom complete with an en-suite shower room.

Externally, the property benefits from a low-maintenance patio area that leads onto a beautifully stocked rear garden. Access to the rear garden is provided via a shared courtyard area. Parking is provided along with the added convenience of an EV charging point.

In summary, if character, space, parking, and four double bedrooms are high on your priority list, this home could be the perfect fit. An internal viewing is highly recommended to fully appreciate everything this delightful family 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 C
EPC Rating D

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.



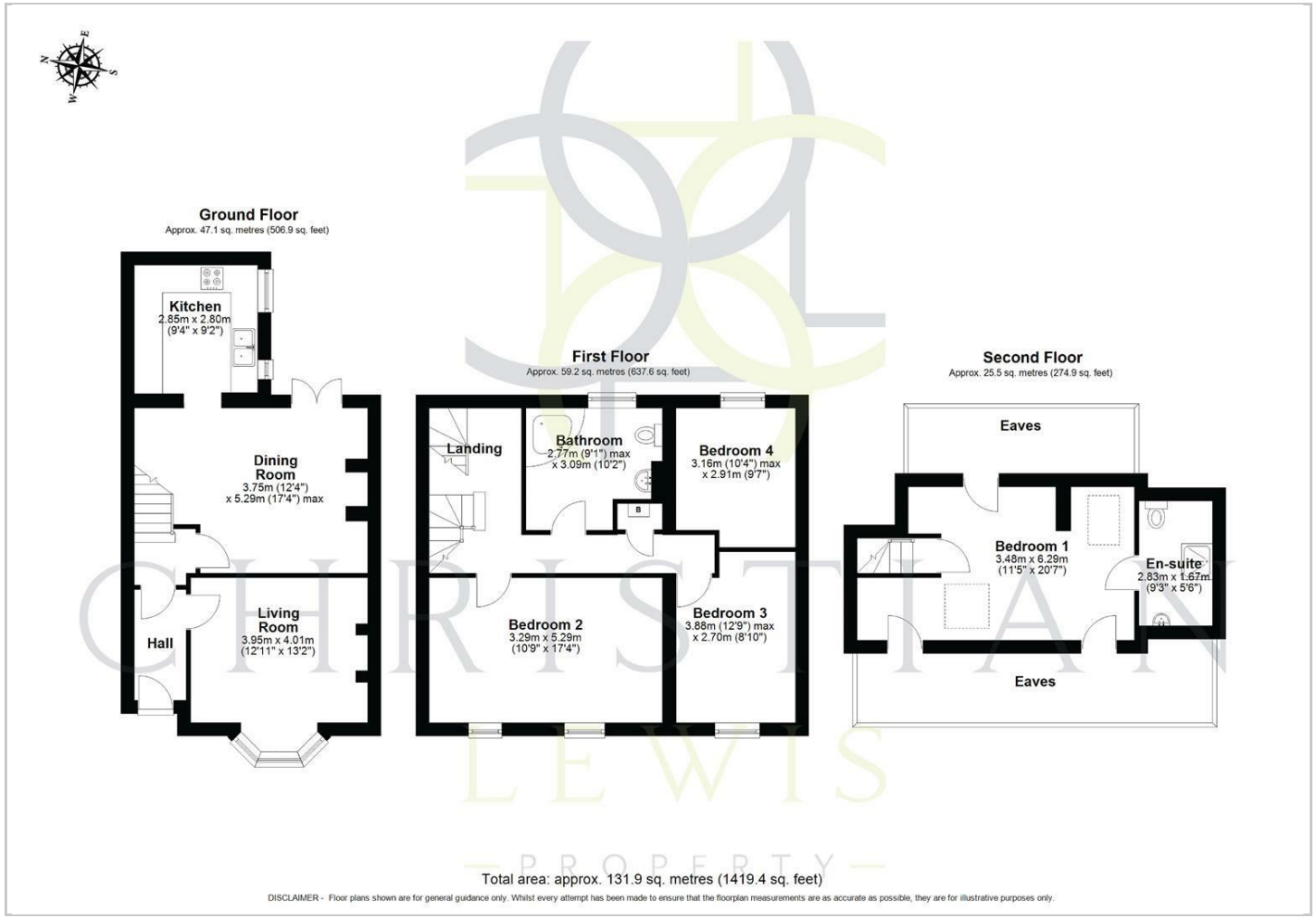




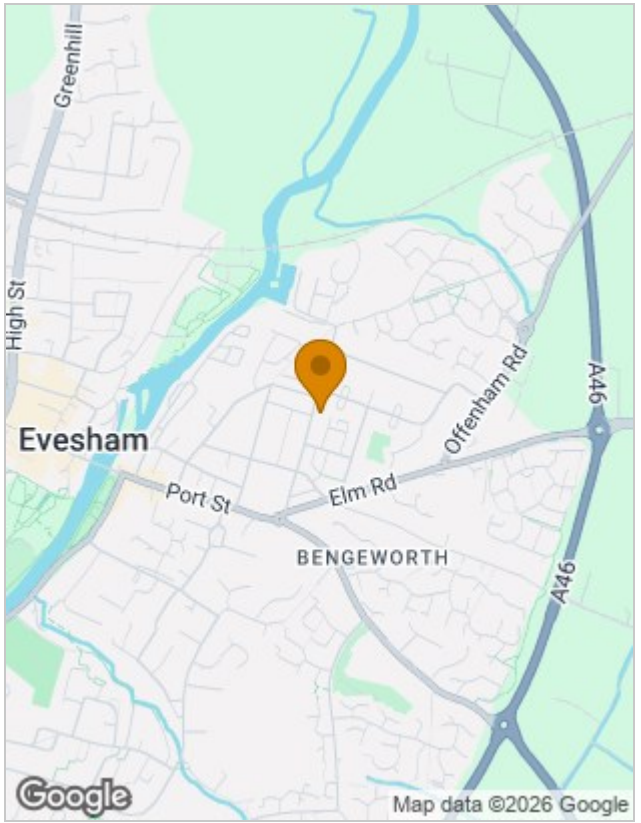

I WANT YOU



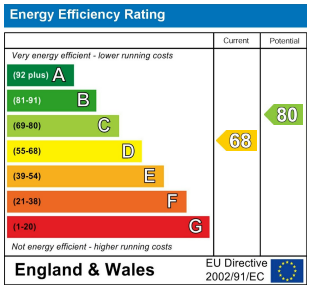
Floor Plans



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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