12 St. Marks Close, Evesham, WR11 2EU

Offers over £325,000

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CHRISTIAN LEWIS PROPERTY

12 St. Marks Close

Evesham, WR11 2EU

- Four bedrooms, two bathrooms
- Great value
- Ample parking plus single garage
- Scope to make your own

A spacious four-bedroom detached family home, ideally positioned in a peaceful and private end-of-cul-de-sac location. The property offers generous and versatile accommodation, including two welcoming reception rooms, a useful conservatory, and a principal bedroom complete with en-suite shower room and dressing area.

Approaching the property, you are greeted by a well-maintained front garden and a driveway providing off-road parking and access to the garage and front entrance. A side gate offers convenient access through to the rear garden.

The ground floor accommodation comprises a welcoming entrance hall, cloakroom/WC, spacious living room, dining room, kitchen, and conservatory. The well-designed layout provides excellent flexibility for both family living and entertaining.

To the first floor, the property offers four well-proportioned bedrooms, a family bathroom, and a superb principal bedroom benefiting from a dressing area and private en-suite shower room.

Externally, the property features a generous rear garden, providing an ideal space for outdoor dining, relaxation, and family enjoyment. Further benefits include gas central heating, driveway parking, and a garage.

Situated in a sought-after and tranquil cul-de-sac setting, this attractive detached home offers excellent living space and is perfectly suited to modern family life.

Offers over £325,000

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 D

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.

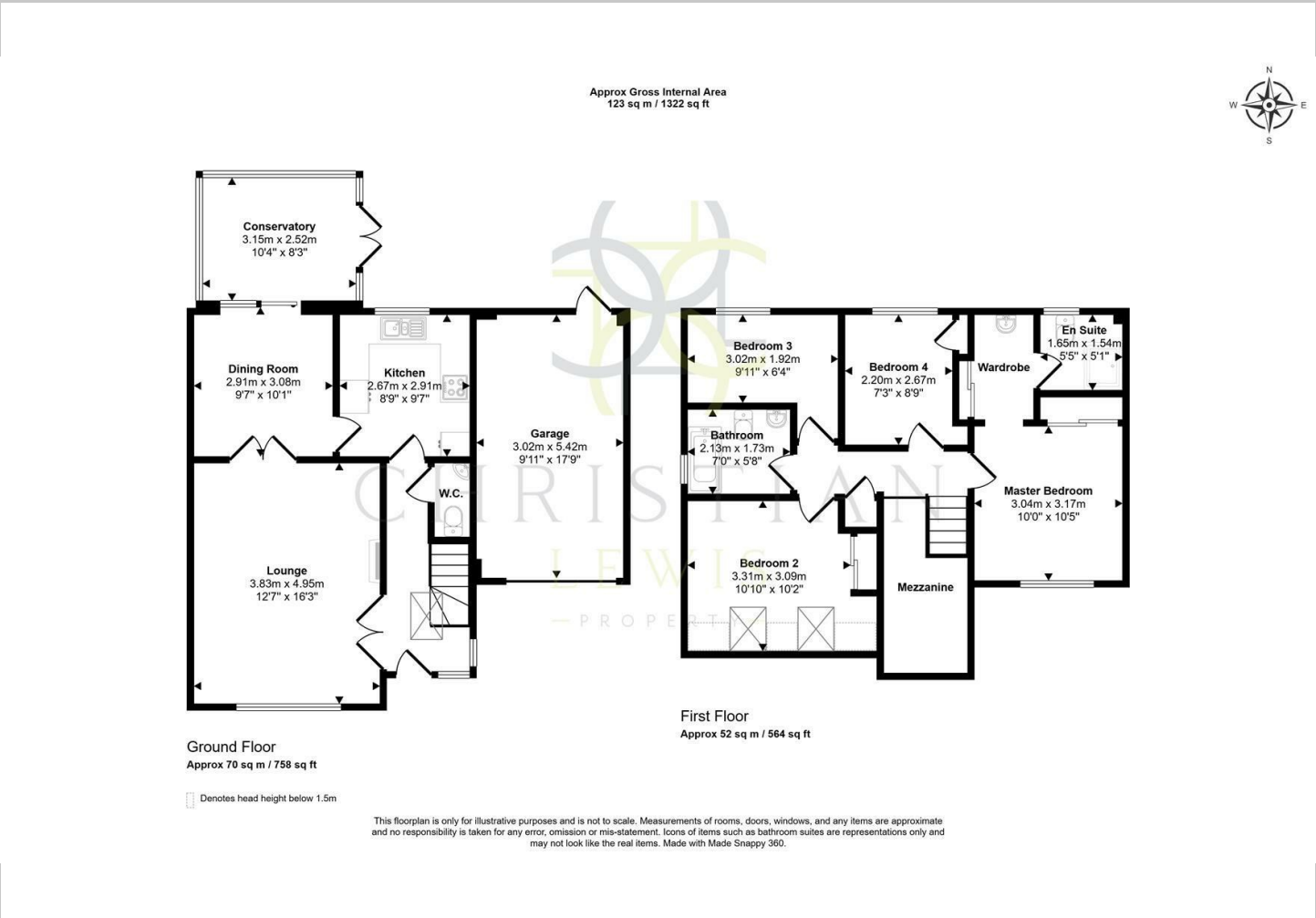
A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.

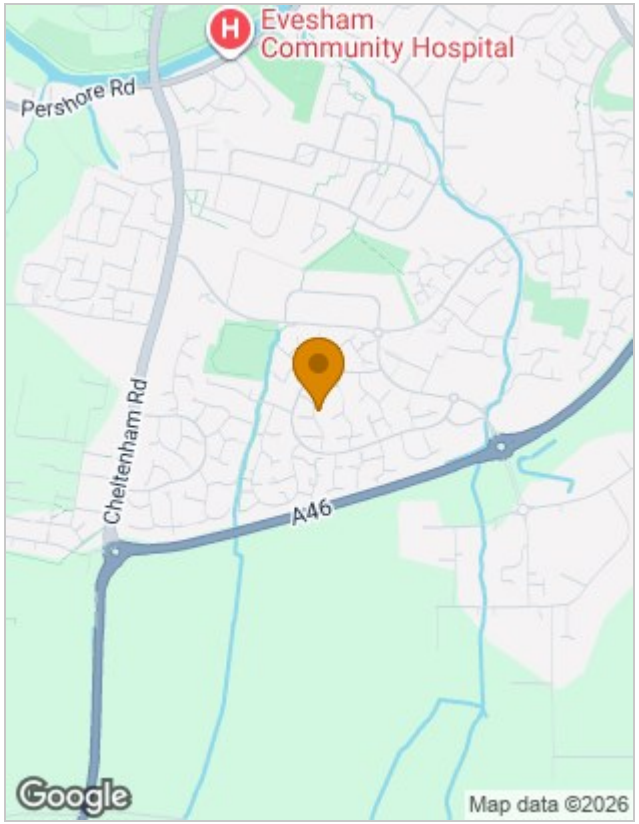
Disclaimer

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.

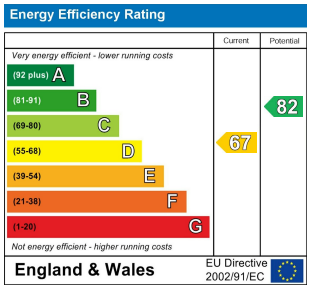
Floor Plans



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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