63 Albert Road, Evesham, WR11 4LA

Guide price £250,000

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CHRISTIAN LEWIS PROPERTY

63 Albert Road

Evesham, WR11 4LA

- Three bedrooms
- Well stocked rear garden
- Immaculate condition
- Close to town and the train station

IMMACULATE OLDER STYLE HOME IN A CENTRAL LOCATION

Having been lovingly refurbished throughout and presented to the market in immaculate condition, welcome to No. 63 Albert Road. This charming older-style home combines character with modern comfort and offers generous room proportions together with highly flexible living accommodation, making it an ideal choice for a wide range of potential purchasers including families, first-time buyers, and those seeking additional living space.

The property is entered via a welcoming hallway which provides access to the principal ground floor rooms. To the front of the home is a spacious lounge, ideal for relaxing or entertaining, while a separate dining room offers the perfect setting for family meals or social gatherings. To the rear, a bright conservatory provides additional living space with views over the garden and leads through to a well-appointed kitchen. Further enhancing the versatility of the ground floor is a useful sunroom and a convenient W/C.

Upstairs, the first floor accommodation comprises three well-proportioned bedrooms along with a family bathroom serving the household.

Externally, the property continues to impress. To the front there is potential to create off-road parking, subject to the necessary planning permissions. To the rear lies a beautifully maintained and well-stocked garden, offering a pleasant outdoor space ideal for relaxing, gardening, or entertaining during the warmer months.

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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.

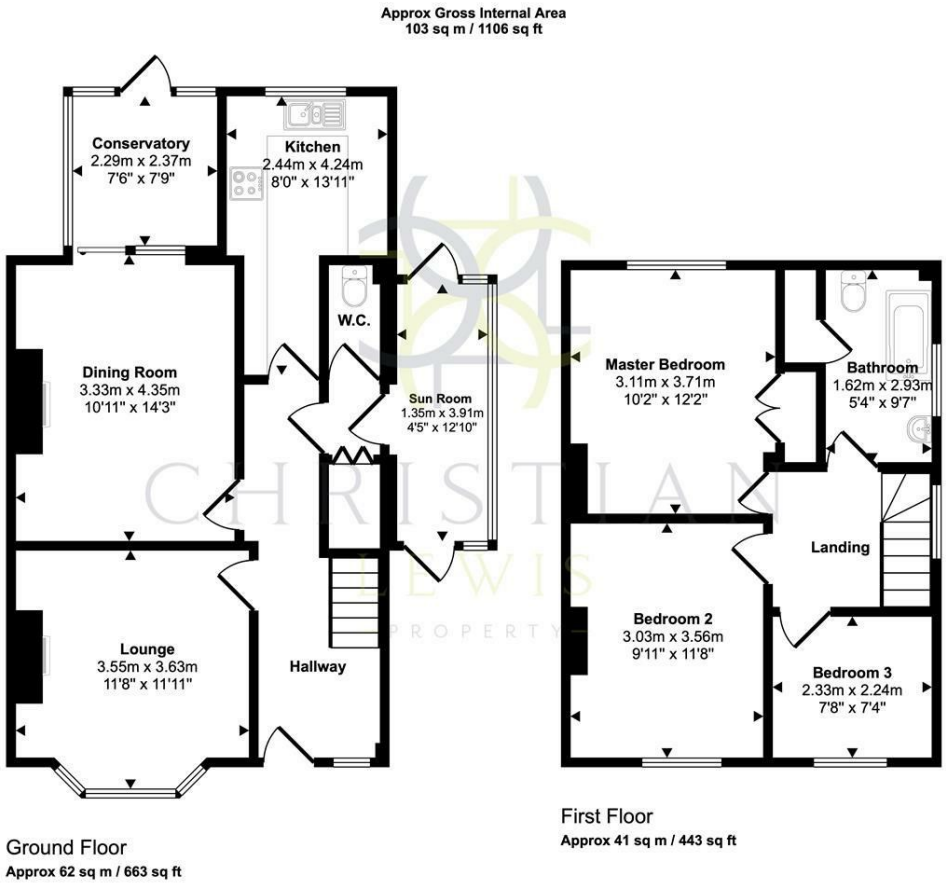
Anti Money Laundering & Financial Regulations

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.

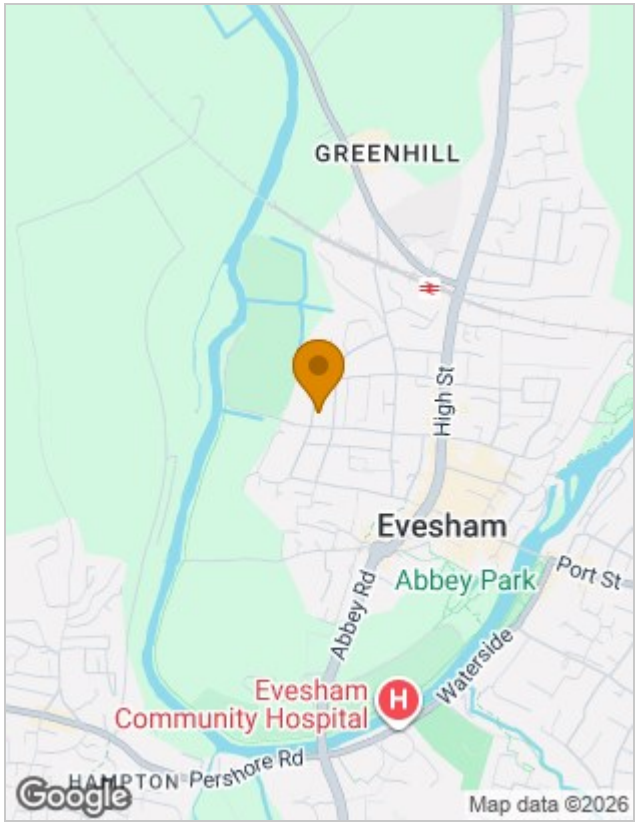
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

Floor Plans

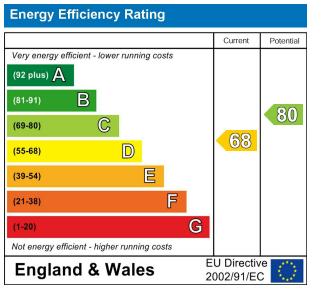


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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