



11 Lime Street, Evesham, WR11 3AW

Guide price £240,000





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- Beautifully renovated Victorian home
- Separate dining room
- Luxury first-floor shower room
- Two insulated garden offices with power
- Extensive improvements throughout including new roof, boiler and double glazing
- Stylist lounge with feature log burner
- Modern fitted kitchen with utility room
- Landscaped rear garden
- Large garden shed
- A must view property!

A beautifully presented and thoughtfully renovated two-bedroom Victorian home, situated within the popular Bengeworth area of Evesham, boasting a wealth of character alongside an impressive range of modern improvements.

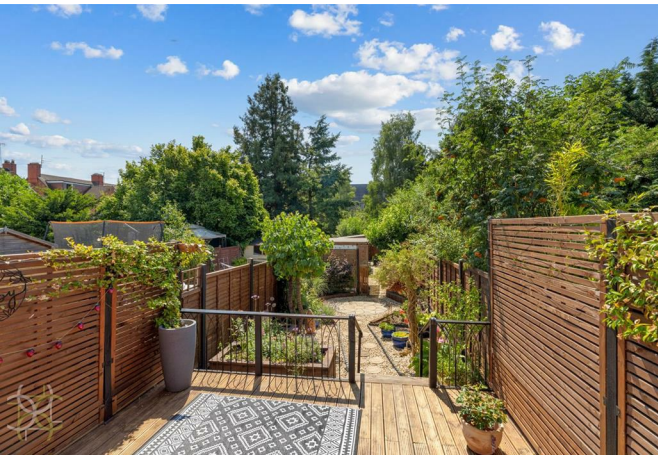
Having been extensively updated by the current owners over the last four years, this charming property offers stylish accommodation ready to move straight into, whilst retaining many period features including a feature fireplace with inset log burning stove and attractive bay window.

The accommodation begins with a welcoming lounge, centred around the cosy log burner, creating a wonderful focal point for the room. To the rear is a separate dining room providing an excellent space for entertaining, leading through to the modern fitted kitchen with Karndean flooring and a useful utility room with access into the garden.

Upstairs, the property offers two bedrooms, including a generous principal bedroom, together with a beautifully appointed shower room that has been completely remodelled to a high standard.

Outside, the rear garden has been thoughtfully landscaped to create an attractive outdoor space, ideal for relaxing or entertaining. A particular feature of the property is the exceptional versatility on offer, with two insulated garden offices, both benefiting from power and lighting, making them ideal for those working from home, hobbies, a gym or studio space. There is also a substantial garden shed providing excellent additional storage.

The current owners have invested significantly in the property, with improvements including: new roof, Worcester Bosch combination boiler, new radiators, new consumer unit (fuse box), replacement double glazing, new front door and complete redecoration throughout.



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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 B
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 £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.

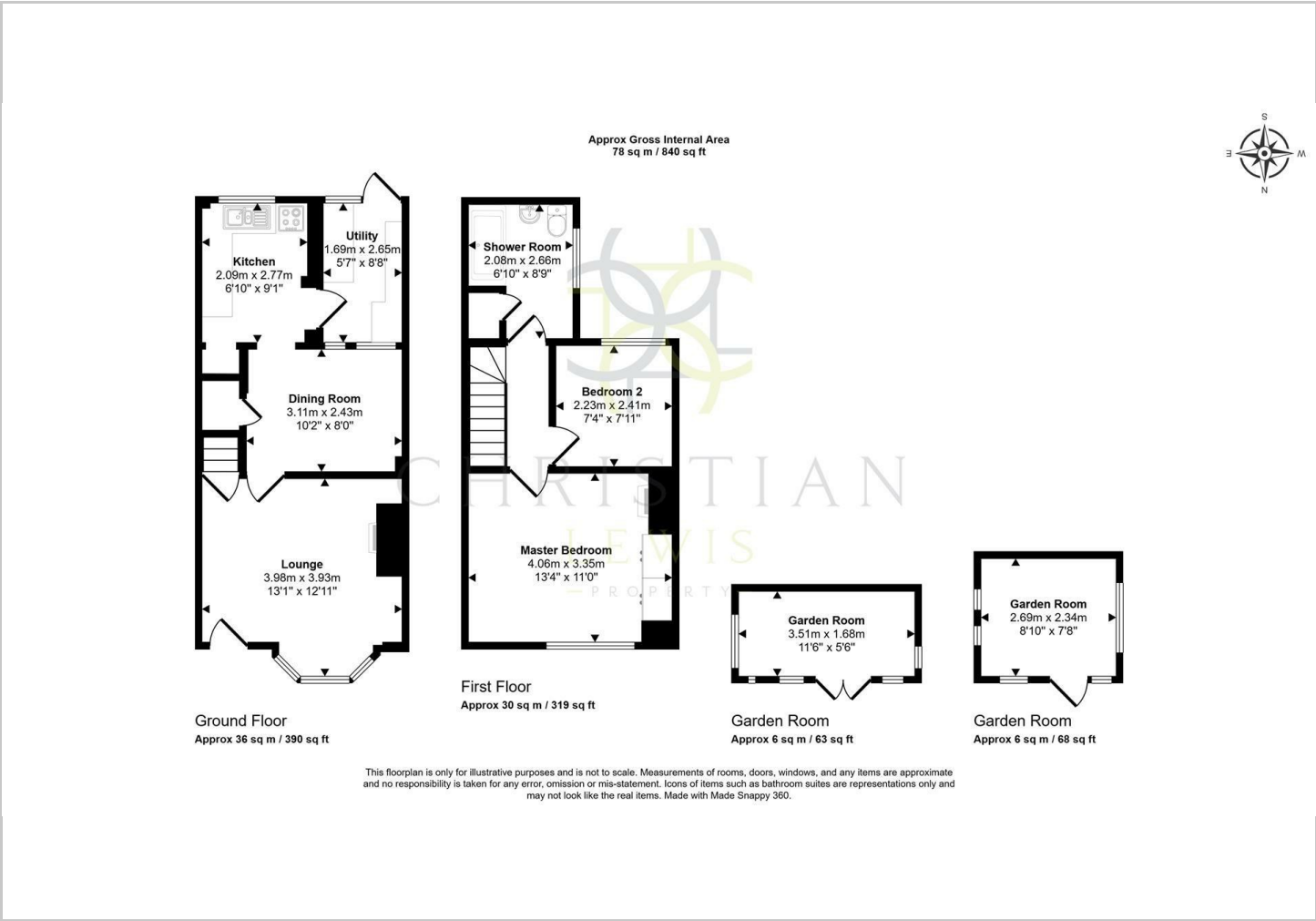
Disclaimer

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



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.

86 High Street, Evesham, Worcestershire, WR11 4EU
Tel: 01386 442929 Email: sales@christianlewisproperty.co.uk www.christianlewisproperty.co.uk

Location Map



Energy Performance Graph

