

13 Manor Road, Evesham, Middle Littleton WR11 8LL

Offers in excess of £350,000

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CHRISTIAN LEWIS PROPERTY


Othello

13 Manor Road

Middle Littleton
Evesham, WR11 8LL

- A greatly extended semi-detached family home
- Well stocked rear garden
- Village setting
- Ample parking
- Four bedrooms, two bathrooms
- Great value

A GREATLY EXTENDED FOUR BEDROOM SEMI-DETACHED FAMILY HOME OFFERING A TREMENDOUS AMOUNT OF INTERAL SPACE

Situated within a charming rural village location, this substantial semi-detached family home offers an excellent opportunity for buyers seeking generous living space, versatile accommodation and outstanding value for money.

The property provides well-proportioned accommodation throughout, making it ideally suited to growing families or those looking for a home with the flexibility to accommodate modern family life. The ground floor comprises a welcoming entrance hallway, two separate reception rooms offering a variety of uses, and a spacious kitchen/diner that provides an ideal setting for everyday family living and entertaining. Further benefits include a separate utility room and a convenient ground-floor WC.

To the first floor, there are four generously sized bedrooms, with the principal bedroom benefiting from its own en-suite facilities. A family bathroom serves the remaining bedrooms, completing the well-balanced first-floor accommodation.

Externally, the property benefits from a private driveway providing ample off-road parking, while the well-stocked rear garden offers an attractive outdoor space to relax, entertain and enjoy the surrounding village atmosphere.

Combining substantial accommodation, practical features and a peaceful rural setting, this appealing home represents fantastic value for money and is well worth an early viewing to fully appreciate the space and potential on 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
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 £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.


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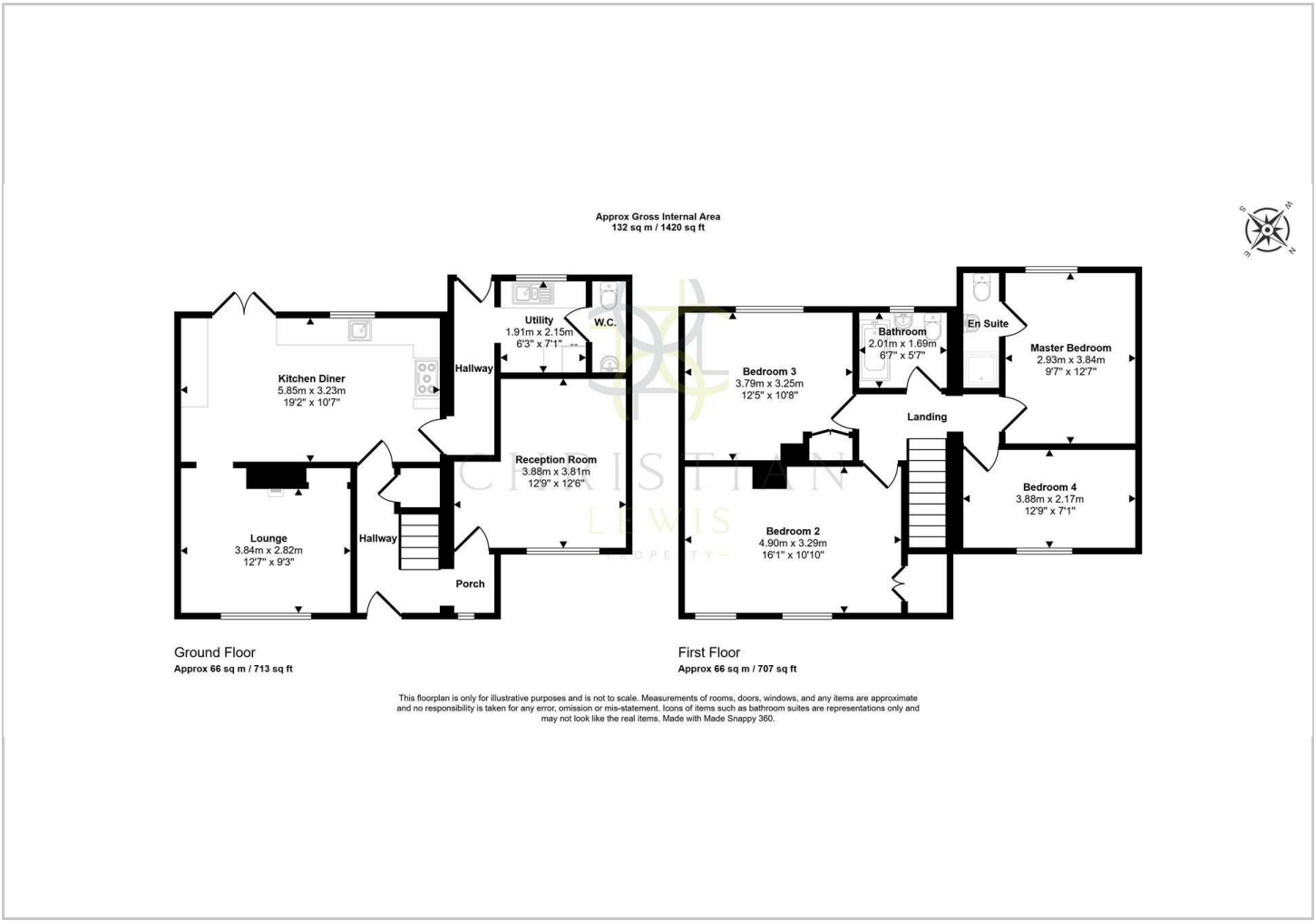




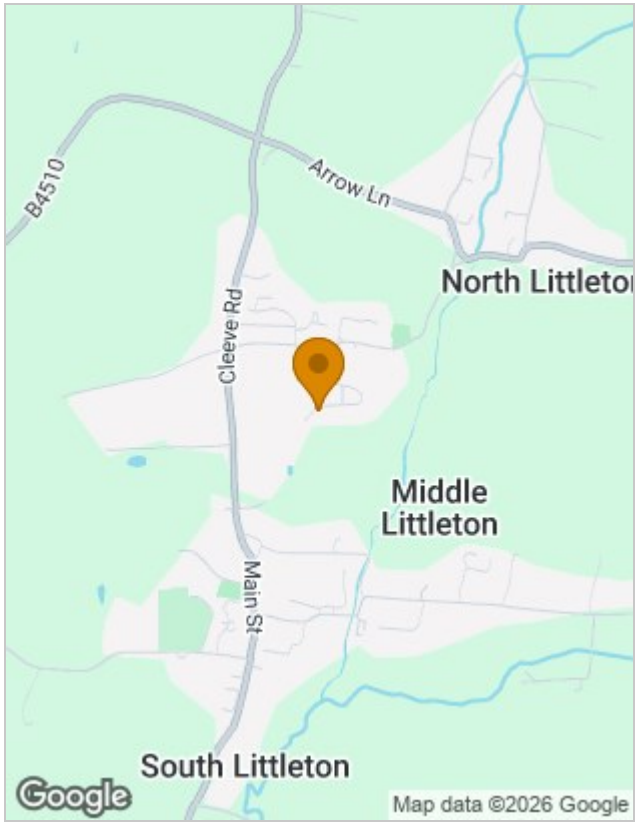

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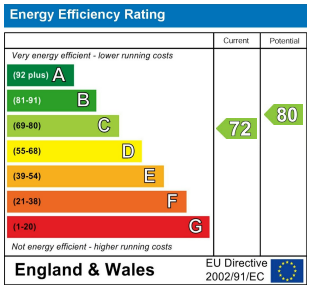
Floor Plans



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.

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