

11 Stratford Road, Evesham, Honeybourne WR11 7PP

Guide price £450,000

2 2 1 C

CHRISTIAN LEWIS PROPERTY



11 Stratford Road

Honeybourne
Evesham, WR11 7PP

- A delightful detached two bedroom bungalow
- Ensuite plus family bathroom
- Walking distance to the train station, village shop and pub
- Ample parking plus detached single garage
- Low maintenance and manageable garden
- Show home condition throughout

A STUNNINGLY RENOVATED TWO BEDROOM DETACHED BUNGALOW OFFERED TO THE MARKET IN SHOW HOME CONDITION

A fabulous opportunity to acquire this beautifully renovated and thoughtfully remodelled detached bungalow, occupying a desirable non-estate position within the highly popular village of Honeybourne.

Having undergone an extensive programme of enhancement and improvement by the current owners, the property has been finished to an exceptional standard and is presented to the market in genuine show-home condition. Offering stylish, contemporary accommodation arranged entirely over one level, this superb home is ideal for buyers seeking the convenience of single-storey living, with the added benefit of being able to move straight in without the need for any further work.

The well-presented accommodation briefly comprises an inviting entrance hall, two generously proportioned bedrooms, with the principal bedroom enjoying the luxury of its own en-suite facilities, together with a modern family bathroom. The spacious living room provides a wonderful place to relax and unwind, featuring an attractive log-burning stove which creates a cosy focal point, alongside patio doors opening directly onto the rear garden, allowing plenty of natural light to flood the room and creating an excellent connection between indoor and outdoor living.

The heart of the home is undoubtedly the impressive, fully fitted kitchen/diner, which has been designed with both practicality and entertaining in mind. The kitchen benefits from a central island, providing additional preparation space and a natural gathering point for family and friends.

Externally, the property continues to impress, with low-maintenance gardens providing an ideal space to enjoy outdoor living without the burden of extensive upkeep. Ample off-road parking is available, along with the added convenience of a detached single garage.





Guide price £450,000



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 D
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.



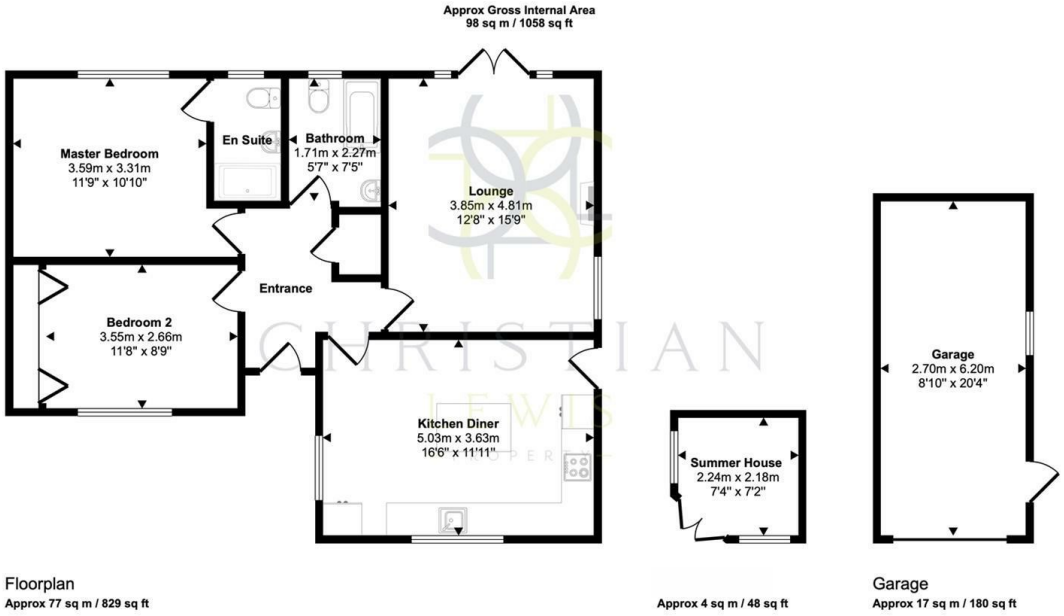




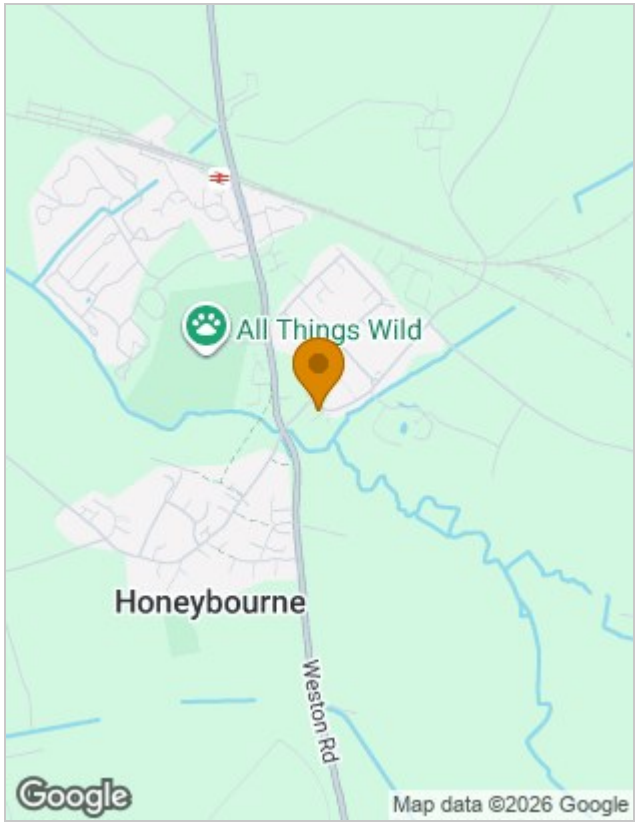




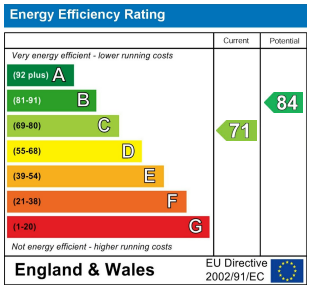
Floor Plans



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