



72 Windsor Road, Evesham, WR11 4QF

Asking price £250,000





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Evesham, WR11 4QF

- An older style property within walking distance of town, school and train station
- Three bedrooms
- Private and landscaped rear garden
- Lovingly owned for over 60 years
- Extended
- Refurbished bathroom

A much-loved family home that has been lovingly owned, carefully maintained and enjoyed by the same owners for over 60 years. Now offered to the market with the added benefit of no onward chain, this handsome property provides a wonderful opportunity for a new owner to create their own lasting memories.

Situated in a popular and convenient location, the property offers well-proportioned accommodation arranged over two floors, together with attractive landscaped gardens to both the front and rear. The property has a welcoming feel throughout and offers excellent scope for those looking for a comfortable home with plenty of space.

On entering, a porch leads into the welcoming hallway, providing access to the principal reception rooms. The spacious lounge offers a comfortable setting for relaxing, while the separate dining room provides an ideal space for family meals and entertaining. The kitchen/diner is well suited to everyday family life, with the adjoining conservatory providing an additional versatile reception space and a pleasant connection with the rear garden.

Further practical accommodation includes a useful utility room and a separate downstairs WC.

To the first floor are three bedrooms, providing flexibility for families, guests or those requiring space for a home office. The recently refurbished shower room offers a contemporary and practical finishing touch to the upstairs accommodation.

Outside, the property benefits from landscaped gardens to both the front and rear. The rear garden provides a private outdoor space to enjoy and is complemented by the established landscaping, while the front garden adds to the property's attractive approach.

The location is another significant feature, with the local high school within walking distance, making this a particularly convenient choice for families. Excellent transport links are also available, including a direct train service into London Paddington, making commuting into the capital straightforward.

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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 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 £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

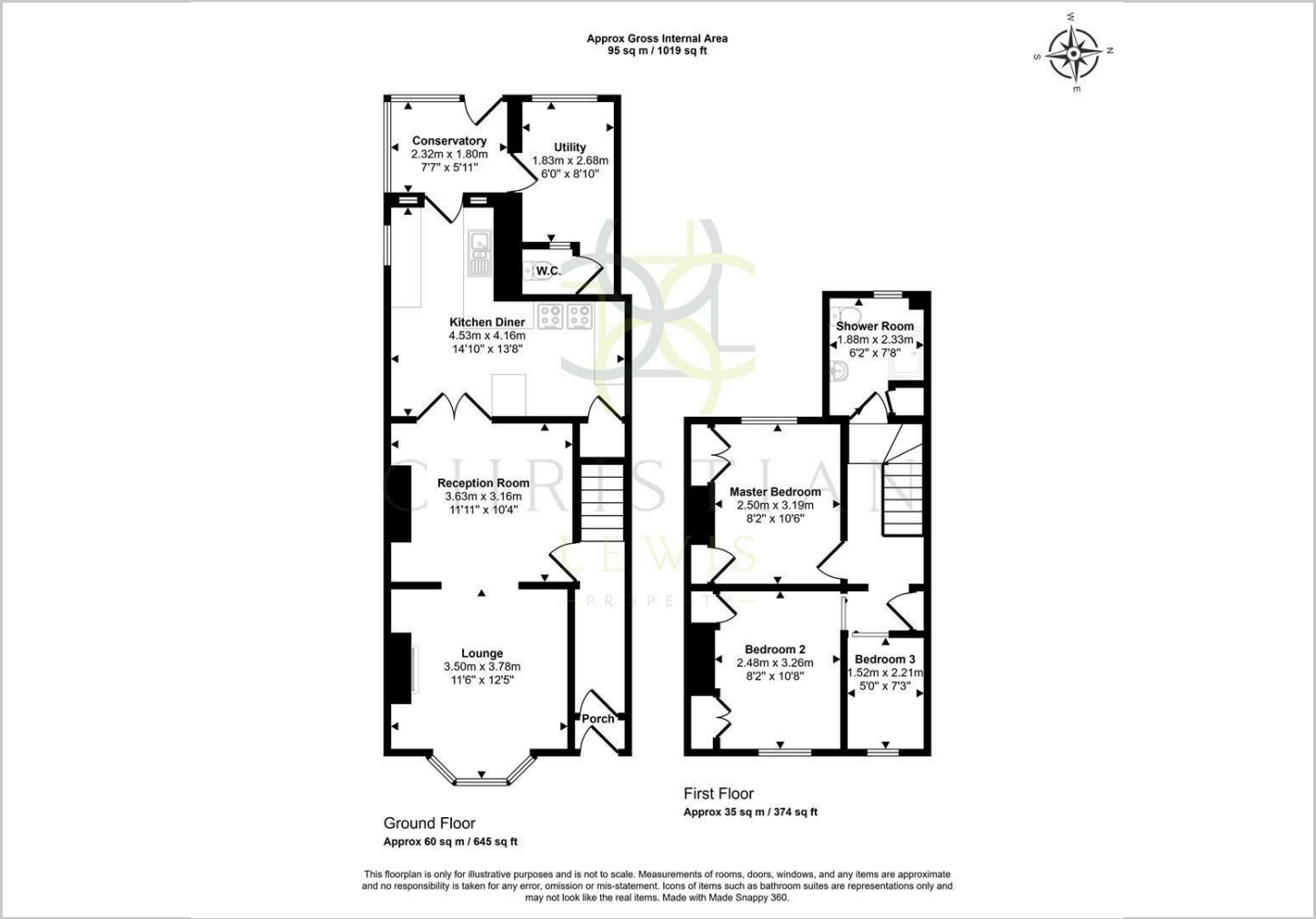
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained 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



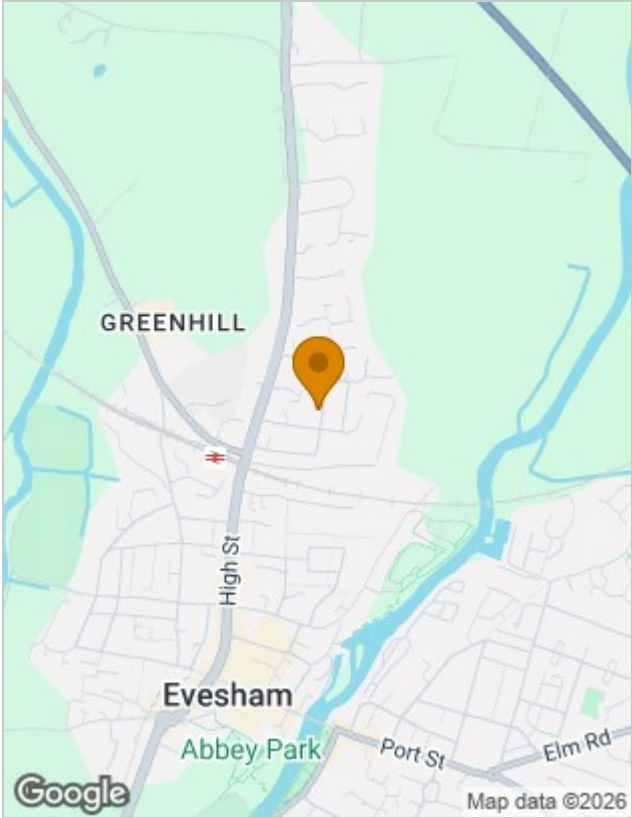
Viewing

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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Location Map



Energy Performance Graph

