



87 Crump Way, Evesham, WR11 3JG

Guide price £450,000





CHRISTY
LEWIS

87 Crump Way

Evesham, WR11 3JG

- A fabulous family home
- Four bedrooms, three bathrooms
- Study and utility
- Must be viewed
- Sought after location
- Show home condition
- Small enclave of properties
- Stunning kitchen/dining/family room
- Parking
- Modern and energy efficient

An exceptional, beautifully presented detached family home, thoughtfully extended and in immaculate show-home condition.

This stunning modern residence offers four well-appointed bedrooms, two of which feature en suite bathrooms. The spacious layout includes an inviting entrance hall, a convenient cloakroom, a bright living room with a charming bay window, an open-plan kitchen/dining/living area, a practical utility room, and a dedicated study. Additional highlights include gas central heating, double glazing, a private enclosed rear garden, off-road parking, and valuable storage space within the partially converted garage.



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Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band F
EPC Rating: C

Disclaimer

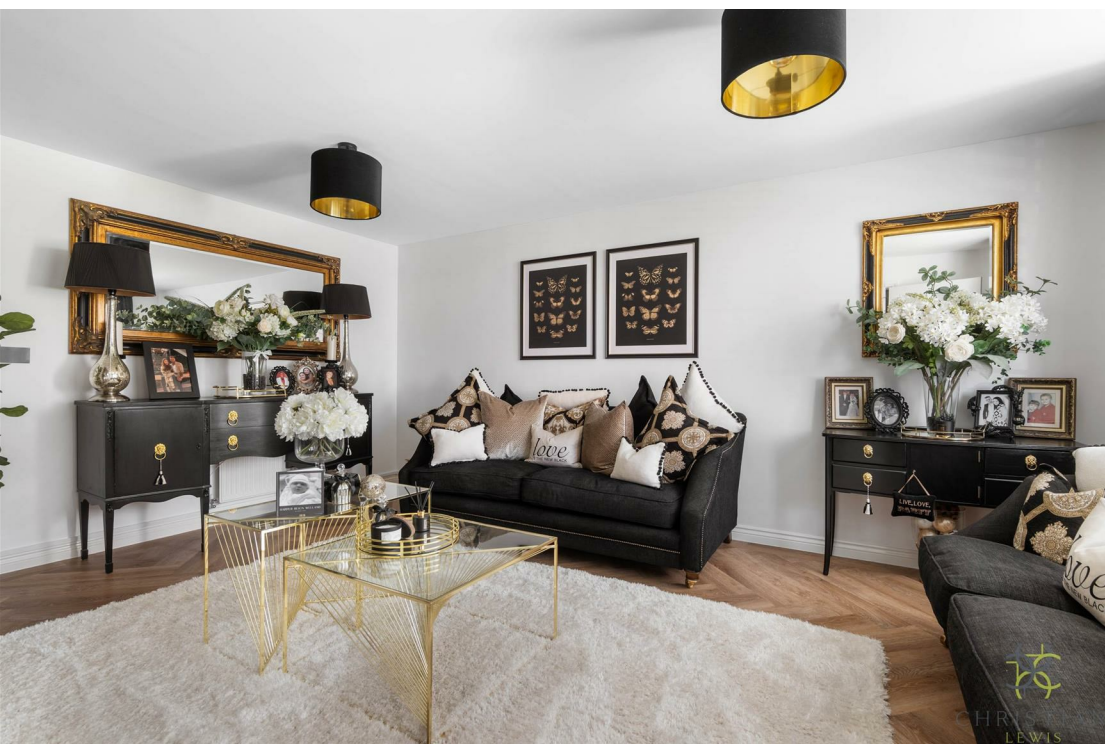
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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

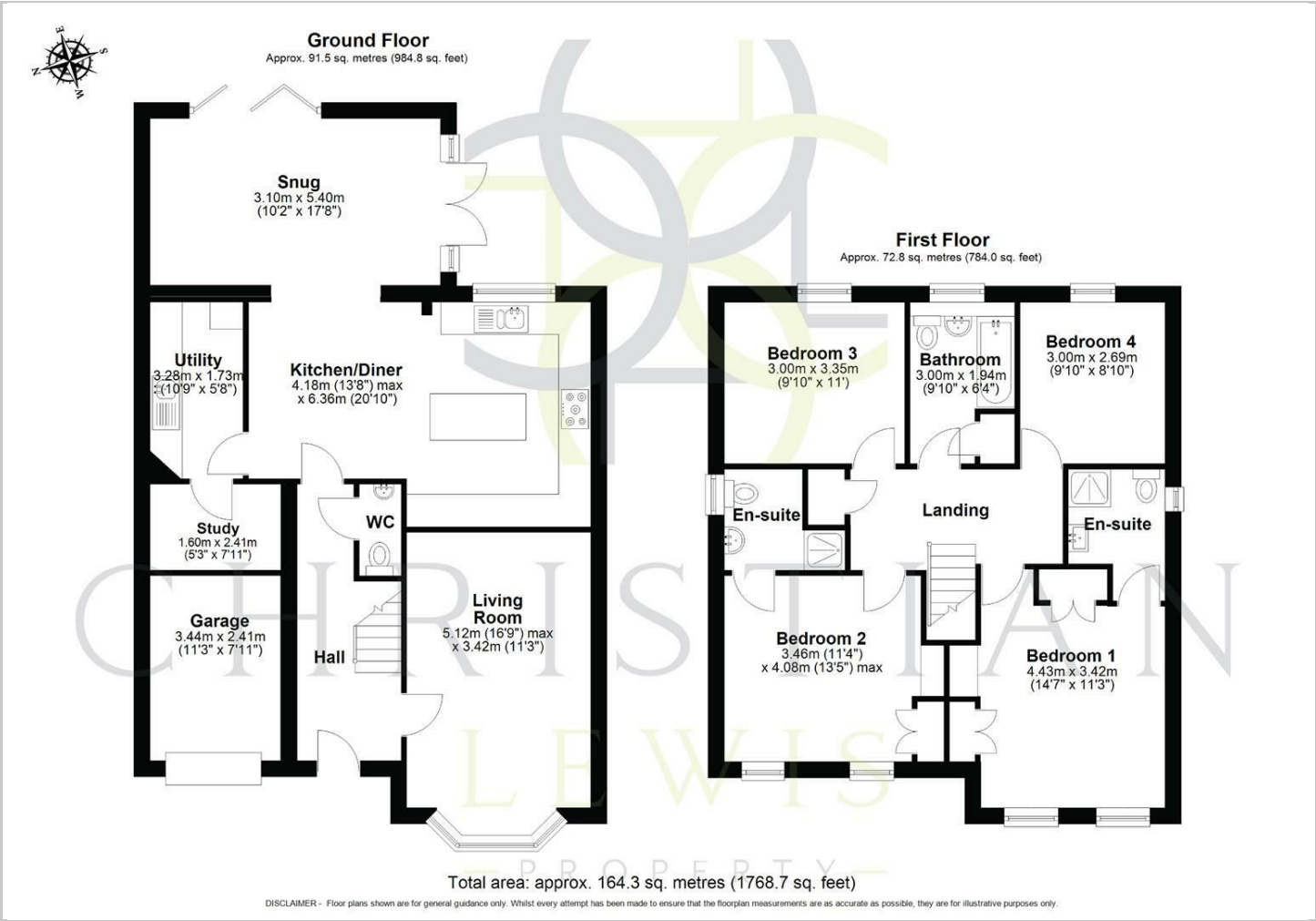
In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

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



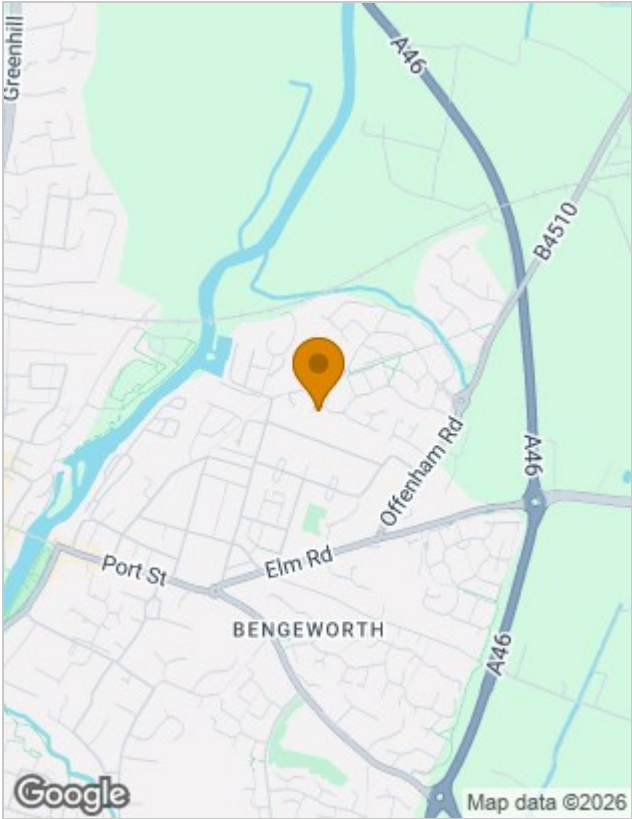
Viewing

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

