

99 Kings Road, Evesham, WR11 3BH

Offers over £270,000

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CHRISTIAN LEWIS PROPERTY



99 Kings Road

Evesham, WR11 3BH

- CHAIN FREE
- Master with ensuite
- Ample parking to the rear
- Three bedrooms
- Deceptively spacious

A CHAIN-FREE, HANDSOME RED BRICK HOME WITH AMPLE PARKING TO THE REAR

This well-presented three-bedroom end-terrace property offers well-proportioned accommodation arranged over two floors, together with a private rear garden and off-road parking. Ideally situated within easy reach of Evesham town centre, the property provides convenient access to a wide range of shops, amenities, schools and local facilities.

On entering the property, the living room is positioned to the front and benefits from a pleasant bay window, allowing plenty of natural light into the room and creating a welcoming reception space.

To the rear of the ground floor is a well-appointed kitchen/dining room, providing a practical and sociable area for both everyday family life and entertaining. The ground floor is completed by a bathroom.

To the first floor are three bedrooms, offering flexible accommodation for families, couples or those requiring additional space for a home office or guest room. The master bedroom benefits from its own en-suite shower room, providing additional convenience and privacy.

Externally, the property benefits from a rear garden with a patio seating area, providing an ideal space for outdoor dining and relaxation. Gated rear access leads to off-road parking, adding further practicality to the property.

The property is conveniently located for Evesham town centre, which offers a broad selection of shops, cafés, restaurants, supermarkets and other everyday amenities. The





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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.



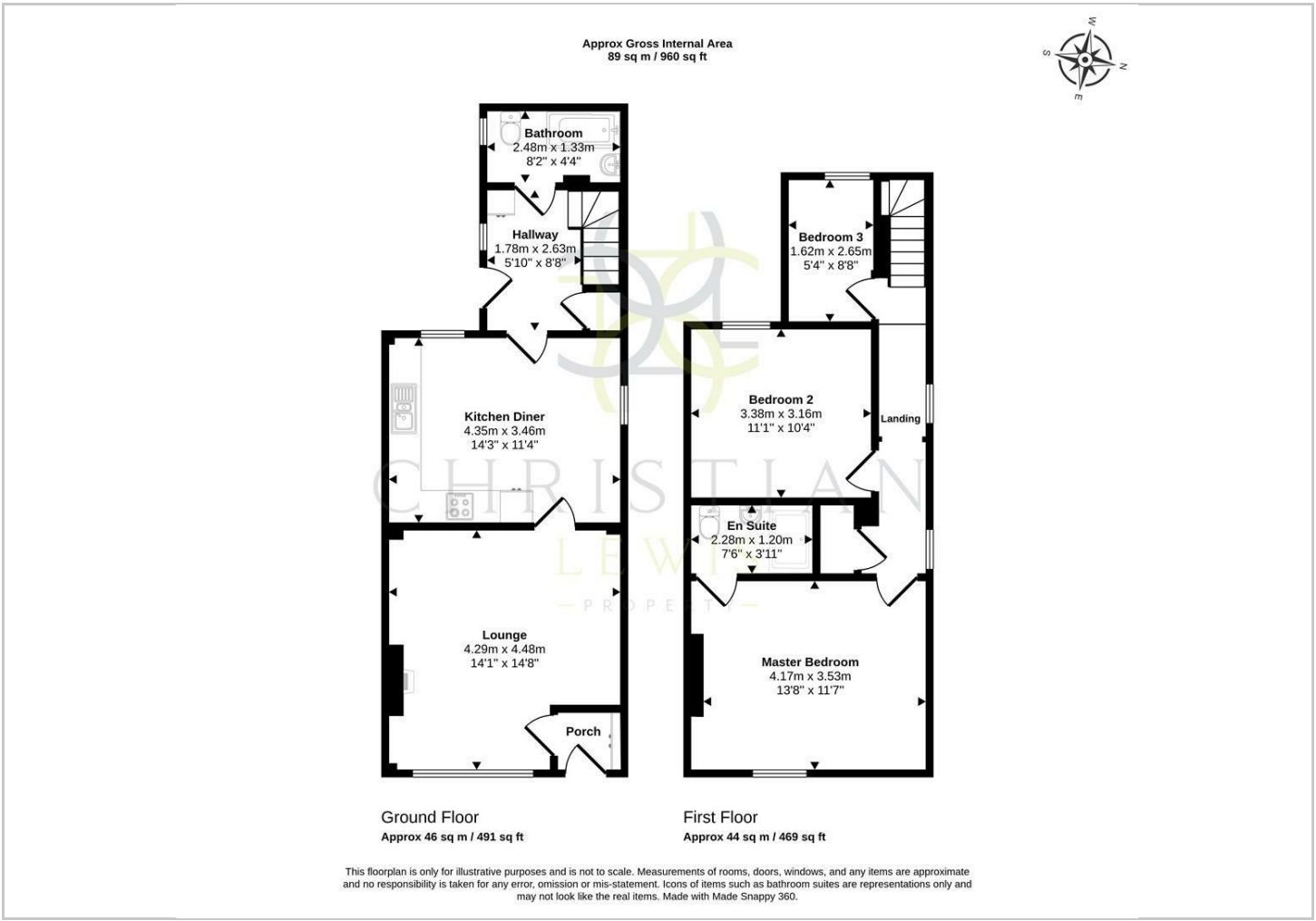

HAVE A NICE POO



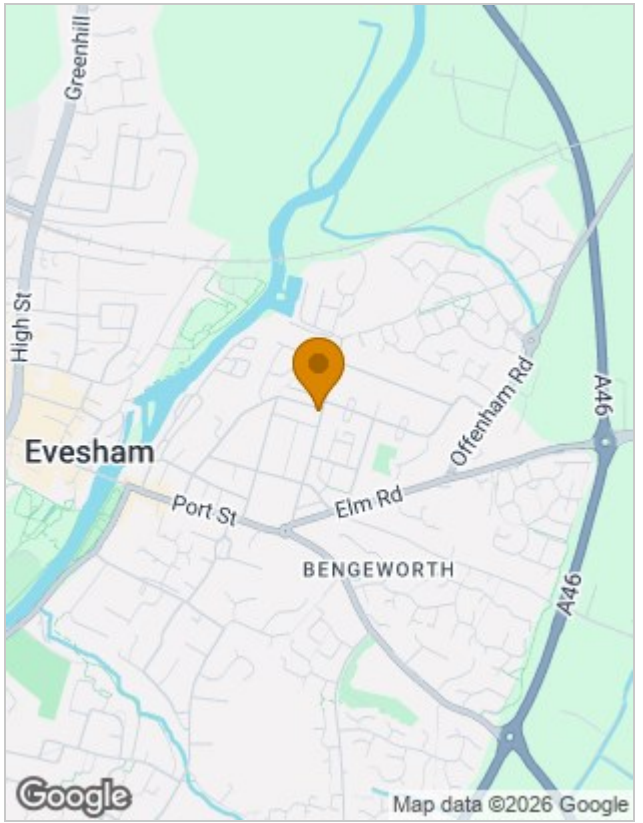




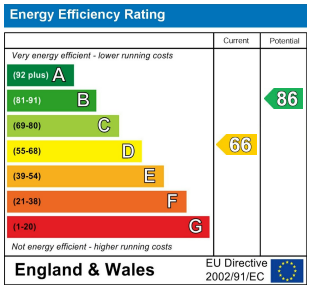
Floor Plans



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.

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