



Topaz Crest Hill, Evesham, Harvington WR11 8NS

Asking price £350,000





Topaz Crest Hill

Harvington

Evesham, WR11 8NS

- A chain free semi-detached home in an elevated position
- Situated over three floors
- Must be viewed to be appreciated
- Parking
- Handsome red brick home bursting with character and charm
- Three bedrooms

A HANDSOME PERIOD PROPERTY SITUATED IN AN ELEVATED POSITION

Offered to the market with no onward chain, this delightful home presents an excellent opportunity for buyers seeking a property with both character and potential to personalise. Lovingly owned and carefully maintained over many years, the property exudes a warm and welcoming feel throughout and truly needs to be viewed in person to be fully appreciated.

Arranged over three floors, the accommodation is rich in charm and offers a versatile layout. The ground floor comprises an inviting porch leading into a cosy lounge, along with a spacious kitchen/diner ideal for everyday living and entertaining, complemented by a practical utility area.

To the first floor, there are two well-proportioned bedrooms and a family bathroom. The second floor hosts a further generous double bedroom, providing additional flexibility for use as a principal suite, guest room, or home office.

Externally, the property benefits from a driveway providing off-road parking, a front garden enhancing kerb appeal, and an enclosed rear garden offering a private outdoor space to enjoy. Overall, this is a wonderful opportunity to acquire a charming home with scope to modernise and make your own.



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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 C

EPC Rating D

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.

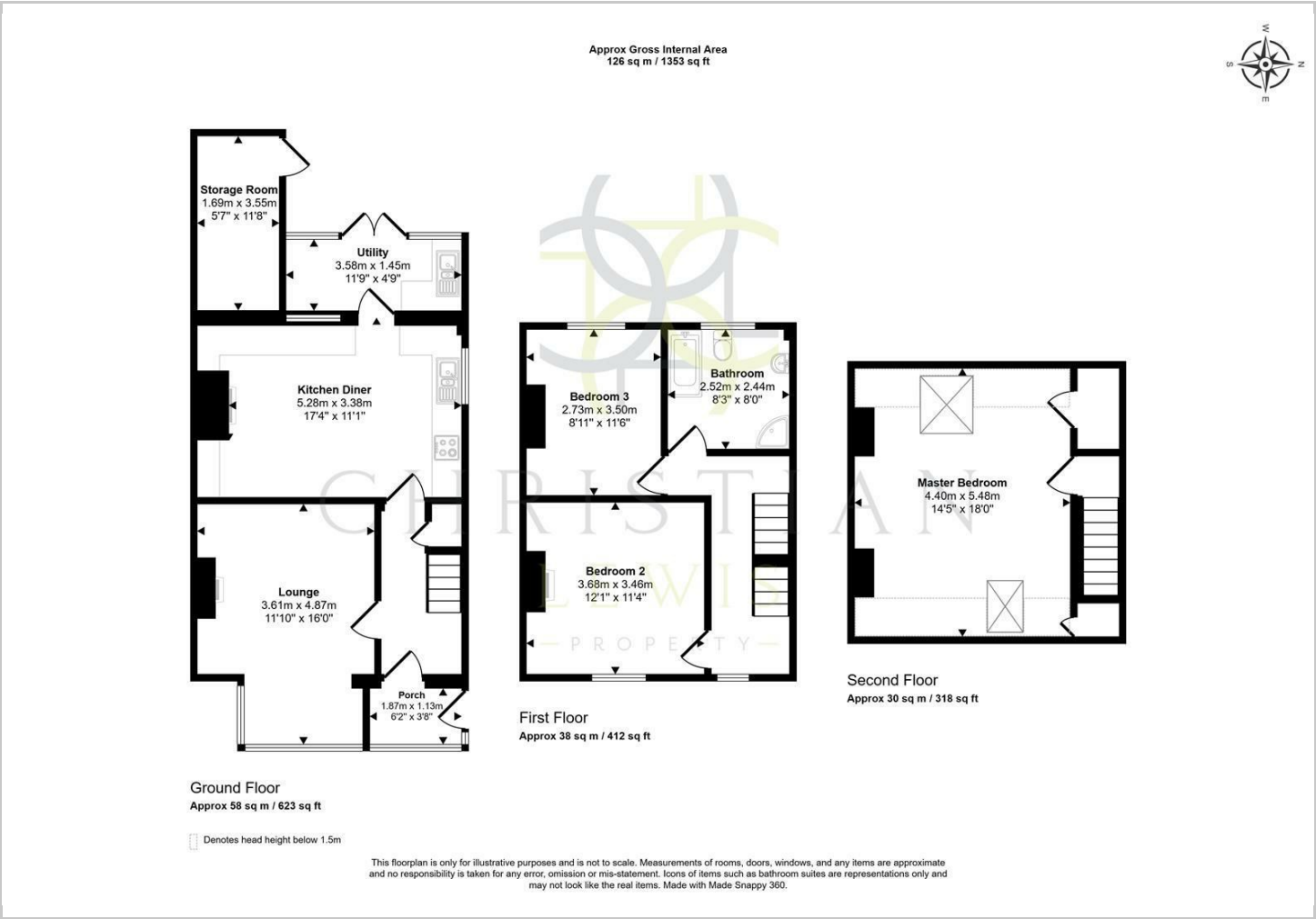
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.





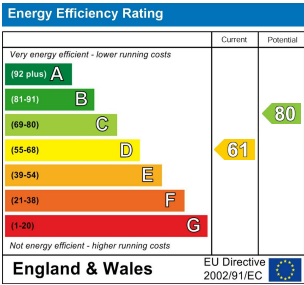
Floor Plans



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.