

6 Burma Close, Evesham, WR11 1GZ

Offers over £400,000

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CHRISTIAN LEWIS PROPERTY



6 Burma Close

Evesham, WR11 1GZ

- Five bedrooms, two bathrooms
- Double garage and ample parking
- Popular location
- Spacious accommodation
- Solar panels
- A great family home

A FIVE BEDROOM DETACHED FAMILY HOME WITH MULTIPLE RECEPTION ROOMS PLUS A DOUBLE GARAGE

A fantastic opportunity to purchase this spacious detached family home, ideally situated in the popular and sought-after location of Burma Close. Offering generous and versatile accommodation arranged over two floors, this property would make an ideal home for a growing family, providing plenty of space for both everyday family life and entertaining.

The ground floor briefly comprises a welcoming entrance hallway, a spacious lounge, a well-proportioned kitchen/diner and a second reception room, offering excellent flexibility for use as a family room, playroom, home office or additional sitting room. There is also a useful storage room, separate utility room and convenient downstairs WC.

To the first floor, the property continues to impress with five well-sized bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the property offers ample off-road parking together with a double garage, providing excellent storage and practical space for vehicles. To the rear, the enclosed gardens offer a pleasant outdoor space for relaxing, entertaining and family enjoyment.

Further benefits include solar panels, adding to the property's energy-efficient credentials, as well as the considerable amount of internal and external space on offer.

Overall, this is a superb family home offering spacious and versatile accommodation in a popular residential location, with excellent potential to meet the needs of a growing family.





Offers over £400,000



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 F
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 £30 (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.







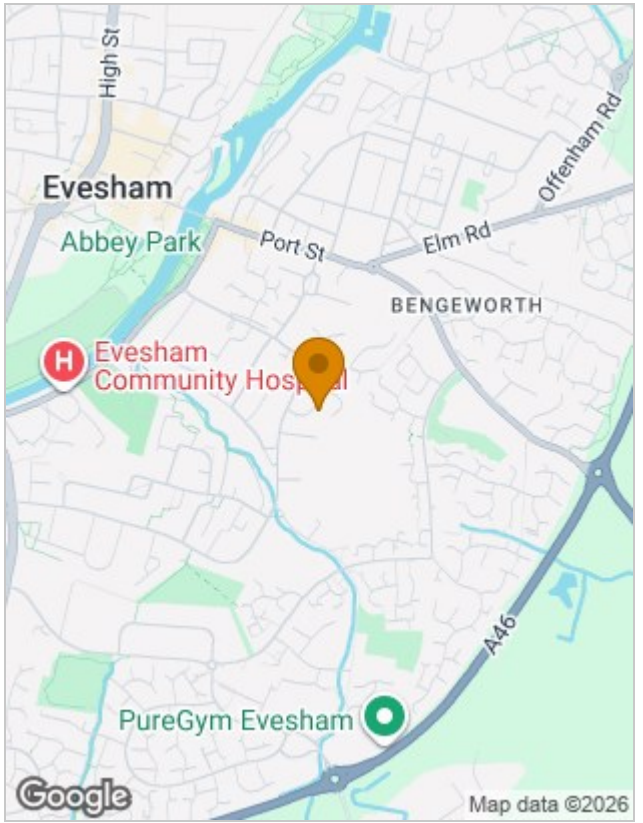




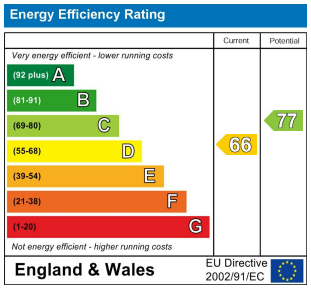
Floor Plans



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.

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