



Johnsons
PROPERTY CONSULTANTS

43 St. Philips Drive, Evesham
Guide Price £195,000



43 St. Philips Drive

Evesham, Evesham

Introducing this well presented end of terrace property in the sought-after Charity Crescent area of Evesham. This property offers a great investment opportunity for any discerning buyer. Currently occupied by reliable tenants, this property ensures a steady income stream from the moment you take ownership.

Situated in a prime location, this property is just a stone's throw away from an array of local amenities, ensuring all your daily needs are catered to. From supermarkets to retail parks, it is also a 15 minute walk from the town centre of Evesham.

Accommodation

Upon entering the property, the accommodation comprises a kitchen overlooking the front of the house with wall and base units, cooker and sink/drainer. The living area is at the back of the house and patio doors lead directly into to the garden which also has a corner plot, perfect for a shed. The garden can also be accessed through a gate at the bottom of the garden.

To the first floor are two double bedrooms, providing ample room for a small family or potential tenants. The property also offers a well-appointed family bathroom, ensuring comfort and convenience for all occupants. For those with vehicles, off-road parking is available in the carpark adjacent to the property and two allocated spaces are provided.

The property has gas central heating with the boiler being replaced only a few months ago. The property is also double glazed.

Useful Information

Tenure - Freehold

Council Tax - Band B, payable to Wychavon District Council

EPC Rating C (69)



Important Notes

Planning enquires concerning the property and surrounding area can be made with Wychavon District Council at www.wychavon.gov.uk

Environmental enquires concerning the property and surrounding area can be made with Environment Agency at www.environment-agency.gov.uk and general information can be found at www.google.com/earth

Broadband inquiries at the property concerning its availability and estimated strength and download speeds can be made with bt.com

Misrepresentation Act: These particulars are prepared with care but are not guaranteed and do not constitute, or constitute part of, any offer or contract. Intending purchasers must satisfy themselves of these particulars' accuracy by inspection or otherwise, since neither the seller nor Johnsons shall be responsible for statements or representations made. The seller does not make or give, and neither Johnsons nor any person in their employment, has any authority to make or give any representation or warranty in relation to this property.

We endeavour to make the sales details accurate, if there is any matter(s) that is particularly important to you, please check with us prior to travelling any distance to view the property.

Johnsons are unable to comment on the state of repair or condition of the property or confirm that any services equipment or appliances are in satisfactory working order. Reference to tenure is based upon information supplied by the vendor. Fixtures and fittings not included.

Please note that offers made on this property may be qualified by our mortgage broker, in order to demonstrate due diligence on behalf of our clients. For an indication of possible mortgage products available, please go to <https://www.johnsons-property.com/pages/mortgages>. Johnsons Property Consultants reserve the right to earn a referral fee from third party providers, if instructed.

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91 High Street, Evesham, Worcestershire - WR11 4DN

01386761515

sales@johnsons-property.co.uk

www.johnsons-property.co.uk/

