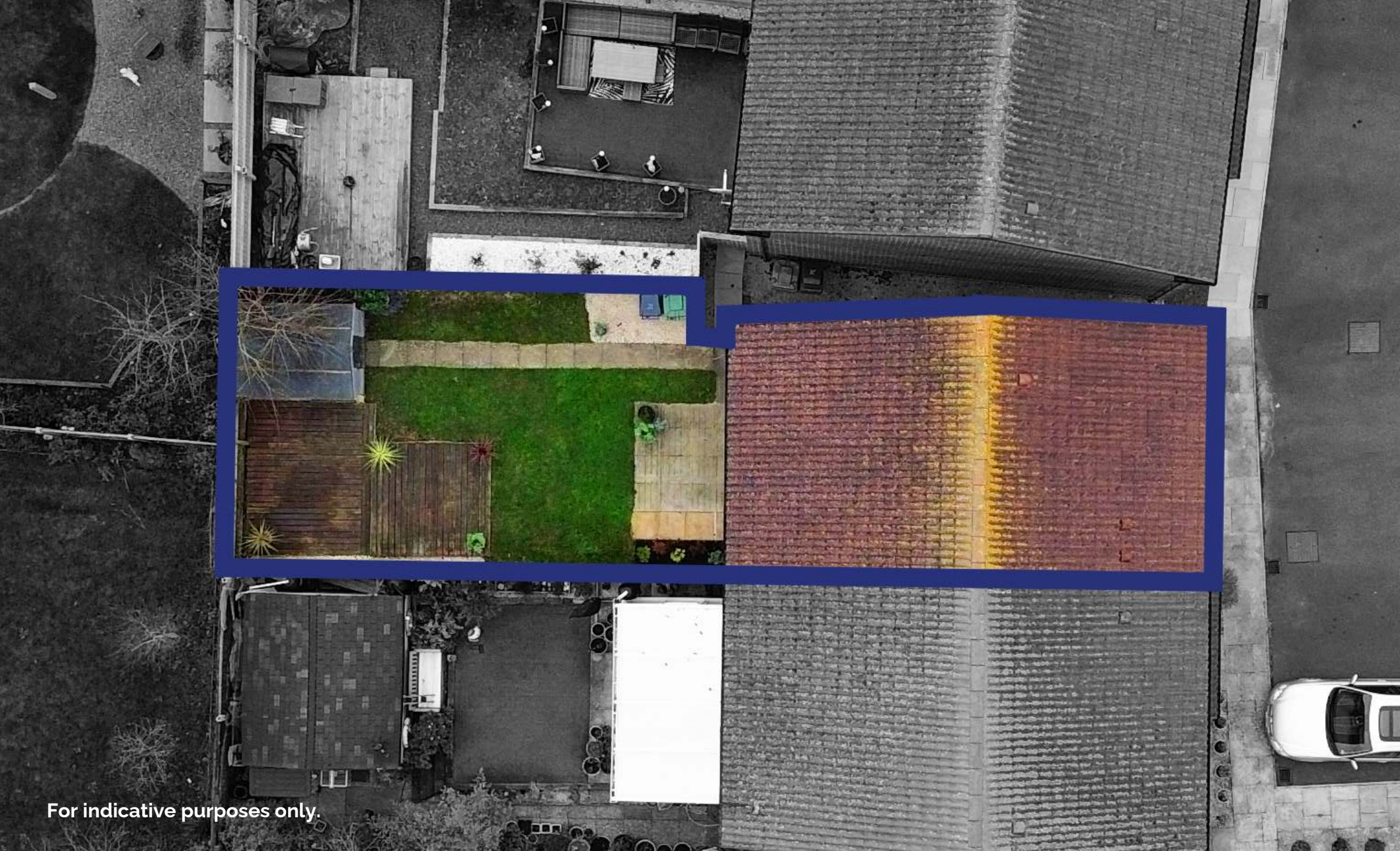




Codling Road  
Evesham | Worcestershire

Johnsons  
PROPERTY CONSULTANTS





For indicative purposes only.

Move-in ready home in a sought-after location with no onward chain.



# Codling Road



Codling Road, Evesham, WR11

This beautifully presented three-bedroom semi-detached home on Codling Road, Evesham, is an excellent opportunity for first-time buyers or those looking for a smart buy-to-let investment.

Recently redecorated and newly carpeted, the property is ready for its new owners to move straight in.

Offering a modern kitchen, spacious living areas, a private rear garden, and off-road parking for two cars, this home combines style, comfort, and convenience. With no onward chain, the buying process is hassle-free, making it an even more attractive choice.



3



2



01386 761515



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# Move-in ready

## Ground Floor

Step inside to a bright and welcoming entrance hall, complete with a useful storage cupboard and a downstairs W.C.—ideal for guests and busy family life. The contemporary kitchen is fitted with sleek cabinetry and integrated appliances, including an oven and hob, washing machine, dishwasher, and fridge freezer.

At the heart of the home, the lounge/diner provides a spacious and inviting area for relaxing and entertaining. Large patio doors fill the room with natural light and open directly onto the rear garden, making indoor-outdoor living a breeze. Whether you're enjoying a quiet night in or hosting friends, this versatile space adapts to your needs.

## First Floor

Upstairs, the master bedroom offers a peaceful retreat, complete with its own en-suite shower room for added privacy and convenience. The second bedroom, a comfortable double, is positioned at the front of the house, while the third bedroom—a well-sized single—is perfect as a child's bedroom, home office, or guest room. A modern family bathroom completes the upper floor.

## Outside

The rear garden is a fantastic feature of this home, offering a blend of lawn, patio, and decking. Whether you envision summer barbecues, a play area for children, or even a hot tub, this outdoor space provides plenty of possibilities. The front of the property benefits from a driveway with off-road parking for two cars, ensuring ease and convenience for homeowners and visitors alike.





# Excellent amenities

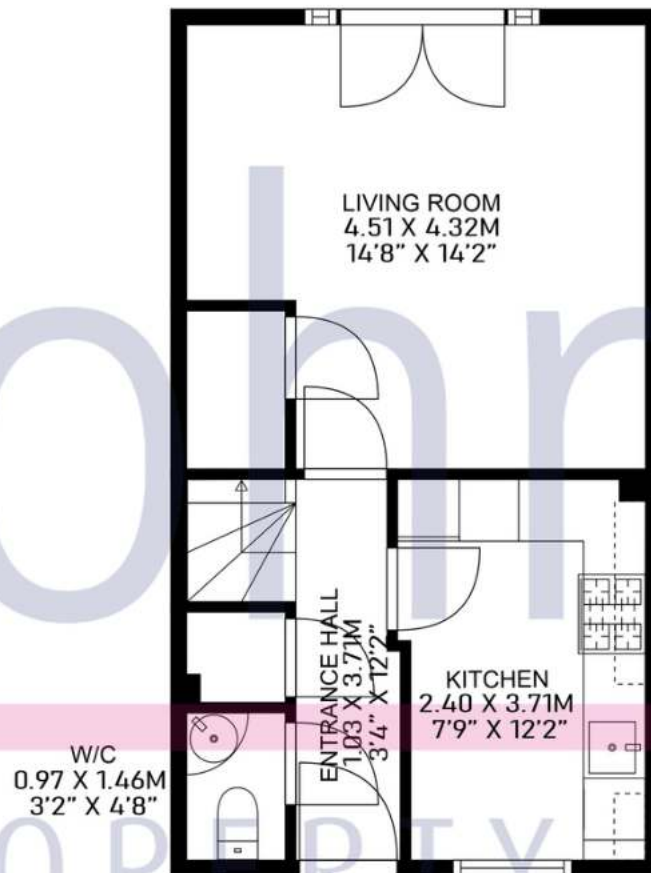
## Situation

Situated in a popular residential area, this home is perfectly positioned for convenient and comfortable living. Families will appreciate the proximity to local schools, including primary and secondary options.

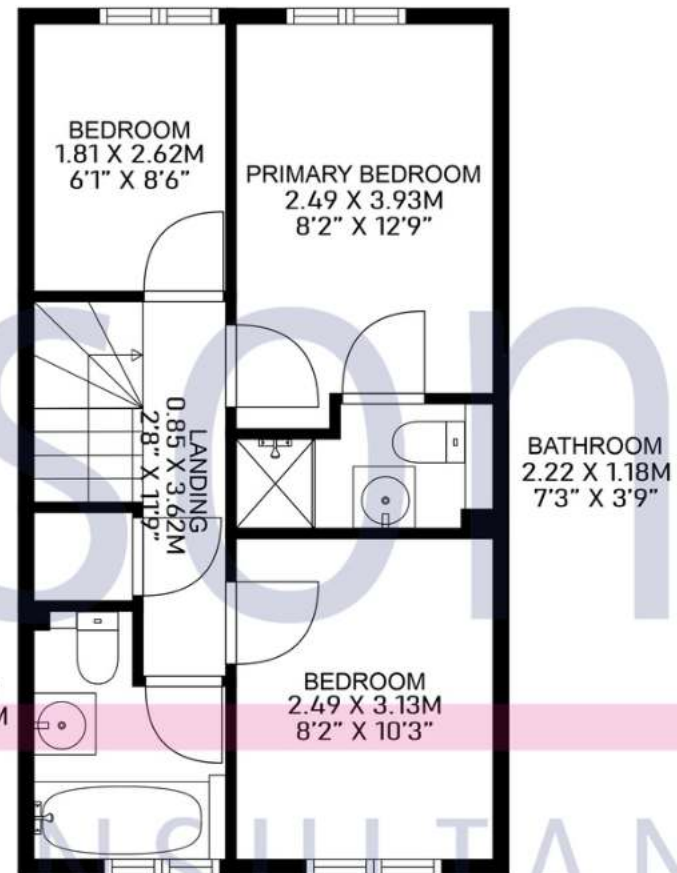
Evesham town centre is just a short drive away, offering a charming mix of independent boutiques, well-known retailers, and an excellent selection of cafés, pubs, and restaurants to suit all tastes. Whether you're in the mood for a relaxed coffee by the river, a family meal out, or a fine dining experience, Evesham's vibrant food scene has something to offer. For those who enjoy the outdoors, the town boasts beautiful riverside walks along the River Avon. The picturesque Abbey Park and nearby country trails provide further opportunities to enjoy nature, while local leisure facilities cater to a variety of interests.

Commuters will benefit from excellent transport links. The A46 and M5 provide quick and easy access to Worcester, Cheltenham, and Birmingham. Evesham railway station, located within a short drive, offers direct train services to Worcester and London Paddington. Additionally, regular local bus routes ensure reliable public transport options for everyday travel.





FLOOR 1



FLOOR 2

**Total: 72.65m - 782ft**

All measurements of doors, windows, rooms are approximate and for display purposes only.  
 No responsibility is taken for any error, omission or mis-statement.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



## Services

The property is assumed to have mains services connected or within close proximity, although interested parties are advised to make their own investigations to confirm availability. The services, including plumbing, heating, and electrical systems, have not been tested by the selling agents, and no warranties or guarantees are provided regarding their condition or functionality.

Broadband: Ultra-fast 1000Mbps \*

## Tenure

The property is being sold with freehold tenure, offering the buyer full ownership of both the house and its land.

## Method of Sale

The property is being sold by private treaty, inviting offers directly from interested parties.

## Local Authority

The property is located within the jurisdiction of Wychavon District Council and is placed in Council Tax Band C.

## Listing

The property is not listed.

We endeavour to make the sales details accurate, if there is any matter 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 seller(s). Fixtures and fittings not included. Johnsons Property Consultants reserve the right to earn a referral fee from third party providers, if instructed.

## Plans and Boundaries

Planning and boundary details are available upon request, and potential buyers are encouraged to make enquiries with Wychavon District Council for further information regarding future developments or land use.

## Directions

Follow the B4035 from Evesham to the Lidl roundabout and take the first exit onto Elm Road. Turn left onto Offenham Road. Follow Offenham Road to the Baptist Church roundabout and take the first exit onto Codling Road. Continue straight the the roundabout , staying on Codling Road. The property will be on the left.

## Viewings

Viewings are available by appointment only through the sole selling agent, Johnsons Property Consultants.

To arrange your viewing appointment, please contact our friendly sales team.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Selling?



Scan for an instant market report on your home.



### Travel Distances

Evesham - 1.4 miles   Worcester - 18.5 miles  
Cheltenham - 17.7 miles



### Nearest Stations

Evesham - 2 miles   Pershore - 9.2 miles  
Worcestershire Parkway - 14.2 miles



### Nearest Airports

Birmingham Airport - 33.7 miles  
London Heathrow - 106 miles



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