



2 Queens Road

£495,000

4 3 2



Upon entering the property there is a hallway with lovely original tiled floor. The living room is spacious and inviting, featuring a large bay window that allows natural light to fill the space. The traditional elements, such as the real wood floor, feature fireplace and intricate moldings, are complemented by a modern log burner. The kitchen is a focal point, combining traditional aesthetics with modern functionality. It is equipped with contemporary appliances, quality countertops, and ample storage space. The dining room is perfect for family meals and entertaining.

The property offers four well-appointed bedrooms, each designed for comfort and relaxation. The master bedroom includes an en-suite bathroom, providing a private and luxurious retreat. In addition to the master en-suite, there are two additional bathrooms, ensuring convenience for the household. The family bathroom features modern fixtures and includes both a bath and shower.

The cellar is made of two rooms which could be used for storage or ancillary accommodation and there is also a shower room in the cellar. The private rear garden provides outdoor space for relaxation and entertainment. This outdoor area features a patio, lawn, and flower beds.

The old market riverside market town of Evesham is situated in the centre of the famous horticultural Vale of Evesham, which has attractive countryside from the tranquil banks of the River Avon to the undulating hills and peaceful wooded slopes of the Cotswolds. Evesham is located roughly equidistant between Worcester, Cheltenham and Stratford-upon-Avon and is 8 miles from Broadway. As well as a railway station that has services to Oxford, London Paddington, Worcester and Hereford, the area has excellent communications with the M5, M40 and M42 networks.

Evesham provides good shopping, sports and recreational facilities such as a restored art deco cinema. It offers a range of excellent schools for all ages and is home to many good restaurants and public houses.



BASEMENT
479 sq.ft. (44.7 sq.m.) approx.

GROUND FLOOR
778 sq.ft. (72.4 sq.m.) approx.

1ST FLOOR
612 sq.ft. (56.7 sq.m.) approx.

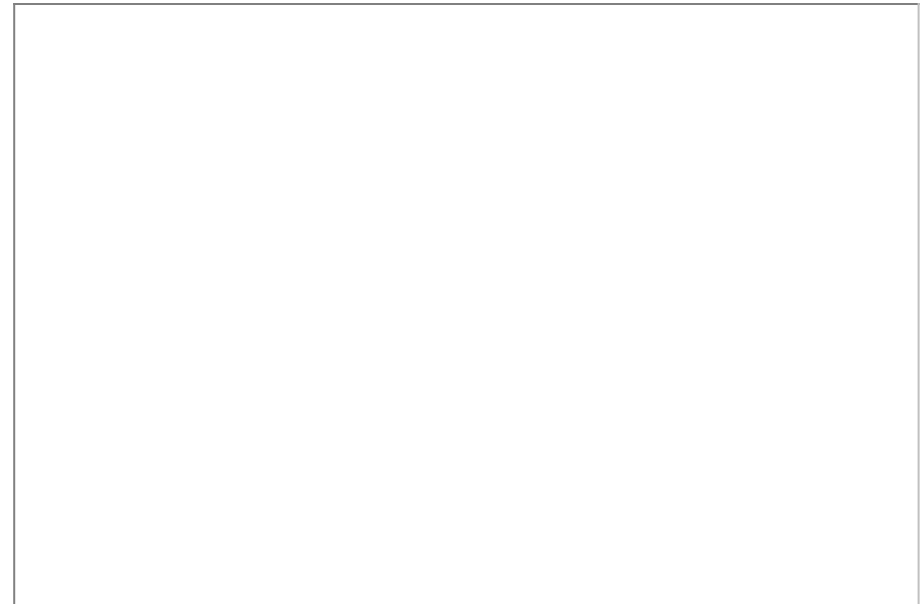
2ND FLOOR
383 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 2182 sq.ft. (202.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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- Superb quality kitchen with dining space
- Spacious living room and dining room
- Double-glazed windows contribute to energy efficiency
- Garage has power and lighting and pedestrian door
- Four bedrooms, master with ensuite
- Equipped with central heating for year-round comfort
- Private enclosed rear garden with patio area for alfresco dining
- Situated in central Evesham, the property offers easy access to local amenities, schools, and transport links



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