



◆ 77 BURFORD ROAD ◆ EVESHAM ◆ WR11 3AG ◆
◆ GUIDE PRICE £335,000 ◆



- SEMI-DETACHED HMO
- GARDEN

- SEVEN BEDROOMS
- KITCHEN DINER

- TWO BATHROOMS
- UTILITY ROOM



ABOUT THE PROPERTY...

A seven-bedroom licensed HMO situated ideally in a central location offering a substantial £40,000 + per annum, 12% return, this semi-detached property could be fantastic opportunity for investment or could be easily reverted to a substantial residential family home.

Situated in a popular area of Evesham, the property is accessed via a pathway to the front door. The ground floor comprises of entrance hall, communal kitchen diner, utility room and shower room. To the rear there is a walled and fenced garden. There are two bedrooms on the ground floor, three bedrooms and a bathroom on the first floor and two bedrooms on the second floor.



ABOUT EVESHAM...

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. The town was founded around an 8th century abbey, one of the largest in Europe, which was destroyed during the Dissolution of the Monasteries with only Abbot Lichfield's Bell Tower remaining.

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.

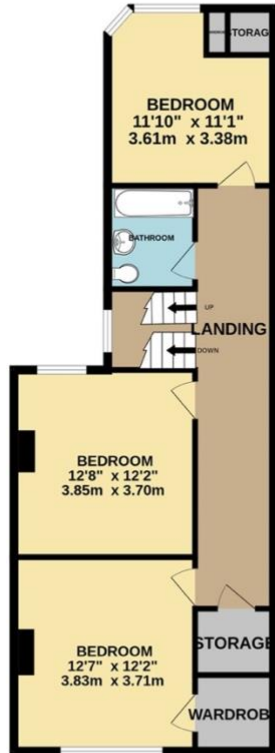
Evesham provides good shopping, sports and recreational facilities such as a restored art deco cinema. It offers a range of excellent schools for all ages and is home to many good restaurants and public houses.



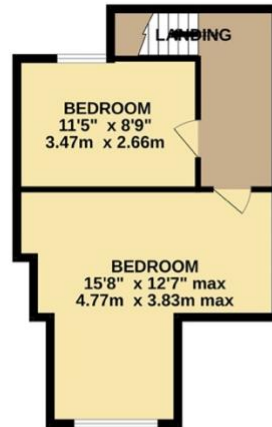
GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



2ND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 1929 sq.ft. (179.2 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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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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