



◆ 19B LINDSEY AVENUE ◆ EVESHAM ◆ WR11 1EN ◆
◆ GUIDE PRICE £350,000 ◆



- **DETACHED BUNGALOW**
- **CHAIN FREE**
- **GARAGE AND PARKING**
- **DUAL ASPECT SITTING ROOM**
- **KITCHEN BREAKFAST ROOM**
- **CONSERVATORY**
- **TWO BEDROOMS**
- **BATHROOM**
- **MASTER ENSUITE**
- **WELL-STOCKED GARDEN**
- **PEACEFUL CUL DE SAC**
- **GOOD SIZED PLOT**



ABOUT THE PROPERTY...

Offered **CHAIN FREE** this spacious detached bungalow is in a peaceful cul-de-sac close to town and is sited on a good size plot with lots of parking and a large, detached garage. The property offers well-proportioned light and airy accommodation with excellent storage, double glazing and gas central heating and the garage has power lighting water and its own WC. The property has had recent upgrades including garage door, conservatory roof and consumer unit and a gas safety certificate is available.

Approached via tarmac driveway to the front door opening into the hallway with storage and doors off to all the main rooms. The sitting room is at the front of the property and is light and airy due to being dual aspect and has a feature fireplace. The kitchen breakfast room is fitted with an extensive range of wall and base units, work surfaces and spaces for appliances. There is a door to the rear porch off the kitchen. The large master bedroom spans the rear of the property and has lots of mirrored wardrobe storage and its own ensuite. Patio doors lead from the main bedroom to a lovely conservatory. Bedroom two also has a built-in double wardrobe and finally there is a family bathroom.

Outside there is ample parking for several vehicles. The garage is of note in both size and excellent order with sink unit, pedestrian access and WC. The garden to the rear has patio and gravel areas, is fully fenced and has well-stocked raised borders with mature bushes and shrubs.



ABOUT EVESHAM...

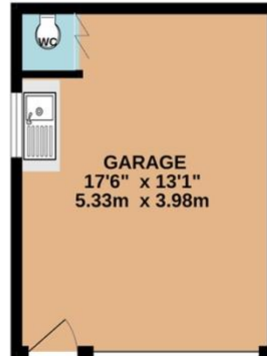
The old market riverside market town of Evesham is situated in the centre of the famous horticultural Vale of Evesham, which has attractive countryside from the tranquil banks of the River Avon to the undulating hills and peaceful wooded slopes of the Cotswolds. The town was founded around an 8th century 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
1111 sq.ft. (103.2 sq.m.) approx.



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.

TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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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