



7 Egremont Close
Evesham, WR11 3JL

Andrew Grant

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3 Bedrooms 2 Bathrooms 1 Reception Room

A delightful semi-detached family home in the historic market town of Evesham.

- Semi-detached family home.
- Contemporary kitchen with integrated appliances.
- Open plan living and dining area with double doors leading to the outside space.
- Convenient ground floor cloakroom.
- Three well-proportioned bedrooms, including one with an ensuite
- Enjoy a generously sized private garden featuring a large patio for alfresco dining.
- Benefit from off-road parking for two vehicles.
- Located in the historic Worcestershire market town of Evesham.

862 sq ft (80 sq m)





The kitchen

Generously sized and with a sleek finish, this kitchen features white cabinetry, integrated appliances, speckled grey countertops, a double stainless steel sink and a large window that provides ample natural light.





The living room

This open plan living and dining room space features a spacious area ideal for family gatherings and entertaining. The dining area comfortably accommodates a large wooden table, providing ample seating for meals and socializing.





The living area offers a cosy space for relaxation and entertainment, with double doors leading out to the patio area, seamlessly connecting the indoor and outdoor living spaces. The patio is perfect for alfresco dining and enjoying the garden.



The primary bedroom

The primary double bedroom offers a spacious and comfortable retreat, featuring an ensuite bathroom for added convenience and privacy. It includes ample built-in wardrobe space and a large window allows for an abundance of natural light, creating a bright and airy atmosphere. This well-designed bedroom provides a functional and inviting space for relaxation and rest.





The primary ensuite

Adjoining the primary bedroom, the ensuite features a walk-in shower, WC, pedestal basin and a heated towel rail.



The second bedroom

Bright and inviting, this double bedroom features a large window that allows for plenty of natural light. It offers ample space for furniture, making it a comfortable and functional living area.



The third bedroom

The property's third bedroom features useful built-in storage and a large window which ensures the room is bright and airy. The functional layout would also make for an excellent study.



The bathroom

Completing the first floor is the family bathroom, which features a bath with shower head, WC and pedestal basin. The bathroom is nicely finished with sleek tiling, enhancing the functionality and style of the space.



The garden

The private garden of this property features a spacious lawn, making it ideal for families with children or pets. It includes a patio area perfect for alfresco dining and a shed for added garden storage. The combination of lawn space and functional features creates a versatile and enjoyable outdoor area for all family members.



Location

Evesham, located in the picturesque Worcestershire, is a historic market town known for its beautiful countryside and rich heritage. The town is nestled in the scenic Vale of Evesham, surrounded by rolling hills and the River Avon, providing a charming and serene environment for residents and visitors alike.

The town boasts excellent transport links, with convenient access to major roadways such as the A46 and A44, connecting Evesham to nearby cities like Worcester, Cheltenham and Stratford-upon-Avon. Evesham Railway Station offers regular train services to major destinations, including London Paddington, making it a well-connected hub for commuters.

Evesham offers a variety of amenities, including shopping centres, restaurants and recreational facilities. The town features numerous parks, historic sites and a vibrant community atmosphere. Residents can enjoy local farmers' markets, riverside walks and a range of cultural and social events throughout the year, making Evesham a delightful place to live and explore.

Services

This property benefits from mains gas, electricity, water and drainage.

Council Tax

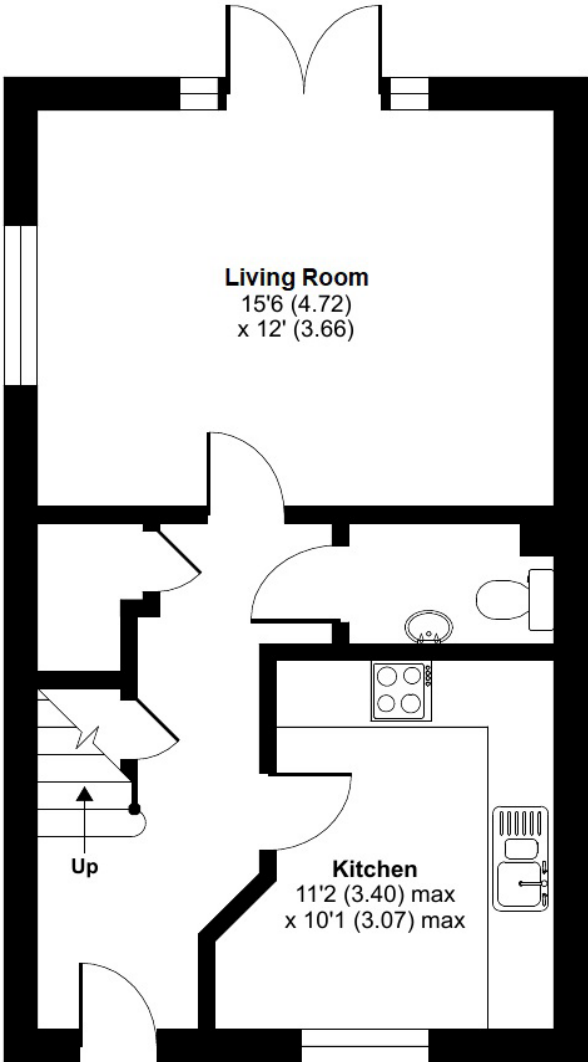
The Council Tax banding for this property is **Band C**



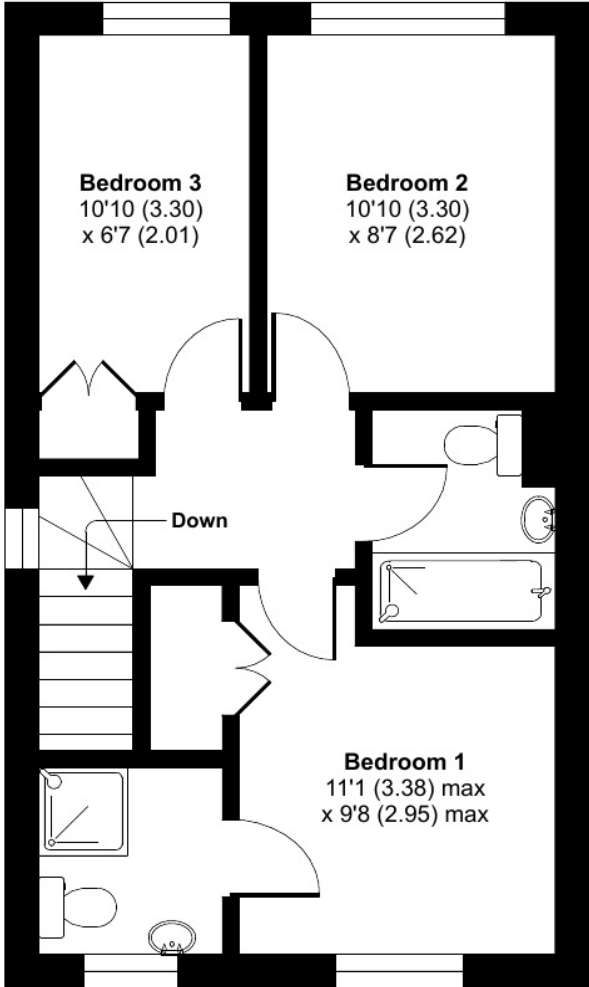
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Approximate Area = 862 sq ft / 80 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.



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