



95 Port Street
Evesham, WR11 3LQ

Andrew Grant

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4 Bedrooms 2 Bathrooms 2 Reception Rooms

A spacious four-bedroom period family home with a converted basement bar, off-road parking, and a charming private garden.

- Nicely presented four-bedroom family home split over four storeys with tall ceilings and charming bay windows.
- A spacious and private primary bedroom with ensuite shower room.
- A brilliant, converted basement, currently used as a bar, offering versatile space that could easily be repurposed for a range of uses.
- A private rear garden with a stretch of lawn, patio area and delightful views of the church. Ideal for family living and al fresco dining.
- Parking for multiple vehicles at the rear of the property.
- Ideally located near Evesham town centre, amenities and transport links.

1513 sq ft (140.5 sq m)





The living room

Located at the front of the property, the living room is a bright and inviting space, enhanced by a charming bay window that floods the room with natural light. Tall ceilings add a sense of grandeur, while built-in shelving provides both style and practicality.



The kitchen diner

This kitchen diner offers a practical and inviting space, with dark cabinets providing ample storage and modern appliances for everyday use. A Belfast sink adds a traditional touch, while the layout ensures functionality and convenience.



The dining area, positioned near large glass bifold doors, benefits from plenty of natural light and direct access to the garden. With room for a dining table, it's a comfortable spot for family meals or casual gatherings with views of the outdoor space.



The dining room

The dining room is a versatile space currently used as a second reception room, featuring French doors that open to the outside, blending indoor and outdoor living. Ideal for formal dining or family gatherings, it offers a cosy yet elegant atmosphere.



The converted cellar

The basement has been transformed into a fantastic bar, fully equipped for entertaining friends and family. With its vibrant decor and cosy seating, this versatile space offers endless possibilities, whether used as the ultimate party hub, a relaxation area, a home office, or even a games room.



The primary bedroom and en suite

The primary double bedroom occupies the entire second floor, benefiting from an abundance of natural light streaming through large Velux windows. This serene and private retreat includes a modern ensuite shower room, complete with a shower, WC and basin, offering the perfect blend of comfort and convenience.



Bedroom two

The second bedroom is a generous double, featuring a large bay window that floods the space with natural light, built-in storage for added convenience, and ample room for additional furnishings, creating a calm and inviting space.



Bedroom three and four

Bedroom three is a well-proportioned double room on the first floor, perfect for family members or guests, with neutral décor offering a blank canvas for personalisation. Also on the first floor is bedroom four, a charming single room ideal as a nursery, study, or additional storage space, featuring a window that provides natural light and views over the garden below.





The bathroom

The family bathroom is practical space fitted with a bath and shower unit, a vanity with ample storage, WC and a window for natural light and ventilation.



The garden

The rear garden is a private and inviting outdoor space, featuring a patio area and lawn with charming views of the historic church—perfect for outdoor dining, relaxation, or gardening. There is also parking at the rear for multiple vehicles.



Location

This property is ideally situated within easy walking distance of Evesham town centre, approximately 0.6 miles away. Evesham offers an array of amenities, including supermarkets, banks, eateries, bars, schools for all ages, and a post office. The town boasts excellent transport links, with a direct train line to London and easy access to motorways, making it an ideal location for commuters. Additionally, Evesham's central position places it within 15 miles of Cheltenham, Worcester, and Stratford-upon-Avon, offering further shopping, dining, and cultural opportunities.

Services

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

Council Tax

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



Port Street, Evesham, WR11

Approximate Area = 1487 sq ft / 138.1 sq m

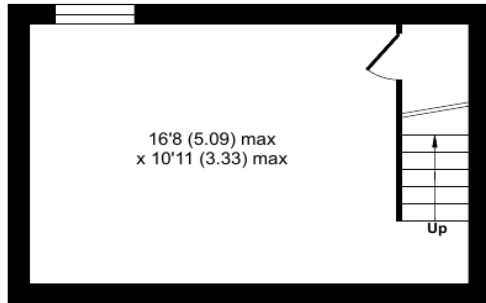
Limited Use Area(s) = 26 sq ft / 2.4 sq m

Total = 1513 sq ft / 140.5 sq m

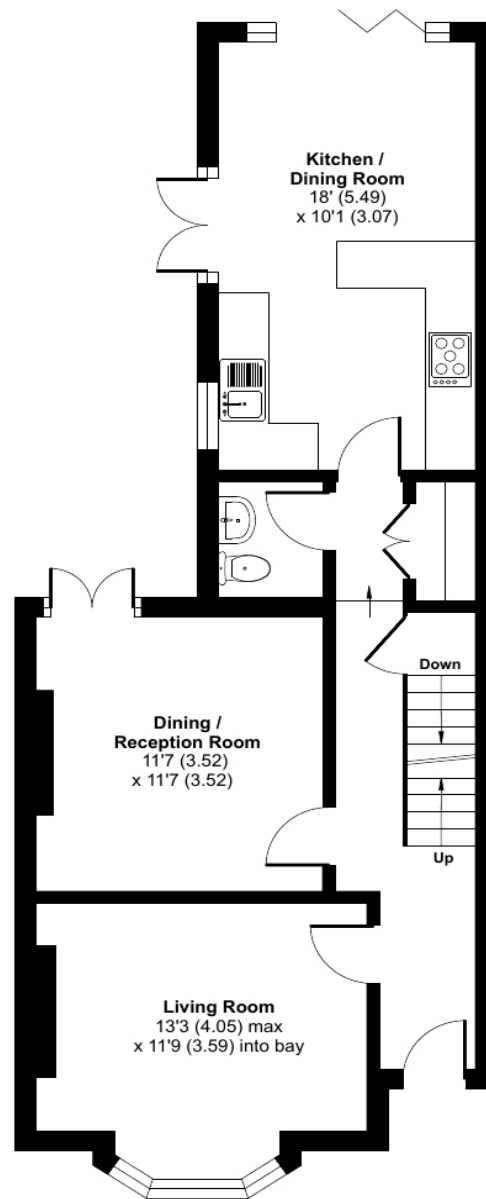
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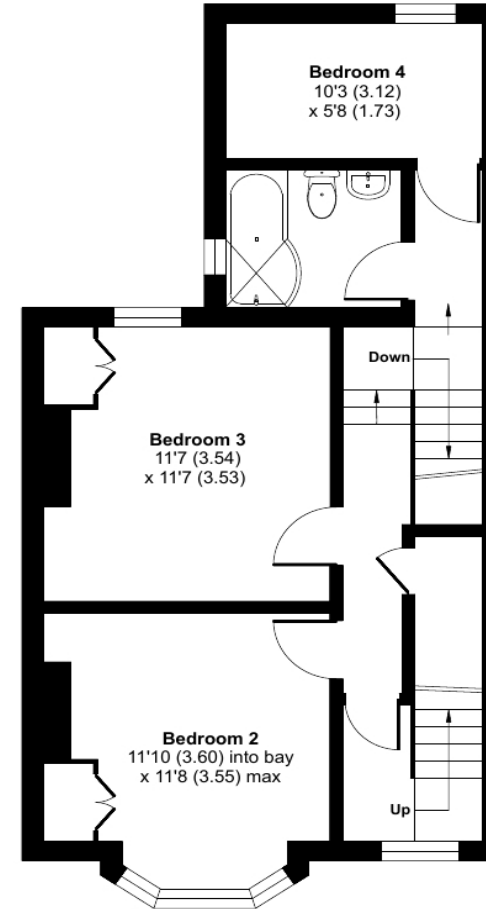
Denotes restricted head height



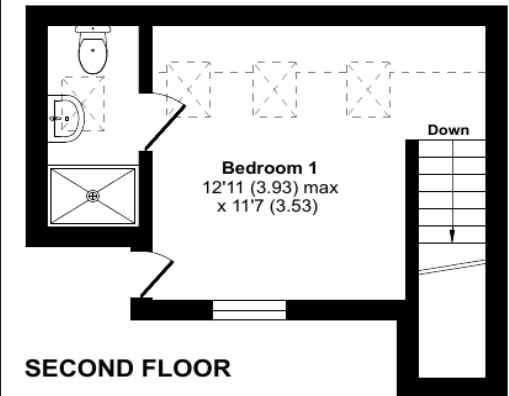
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		67 B
69-80	C	73 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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