



West End, Evesham, WR11 8JB

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

We are delighted to offer this attractive Grade II listed cottage to market with no onward chain. The property has been extended and improved by the current owner and needs to be seen to be appreciated.

The ground floor comprises; entrance door leads to modern fitted kitchen and dining area boasting character features such as the flagstone flooring, beams and inglenook fireplace with dual fuel stove. A door leads to the useful utility area and with access door to the garden, there is also a sink area and store. Leading through to the sitting room boasting great natural lighting with glass patio doors overlooking the garden.

First floor comprises; spacious landing area, main bedroom with fitted wardrobes and en suite, second bedroom with dual aspect windows. There is also a fully fitted loft ladder giving access to the loft room with a window offering plenty of storage space as well as built in cupboards in the eaves.

Externally, the property benefits from a private garden mainly laid and patio area, former pig sty used as storage and parking to the rear.









# Key Features

- ATTRACTIVE GRADE II LISTED COTTAGE
- TWO BEDROOMS
- ORIGINAL FEATURES
- EXTENDED AND IMPROVED
- EN SUITE TO MAIN BEDROOM
- PRIVATE GARDEN
- PARKING AT THE REAR

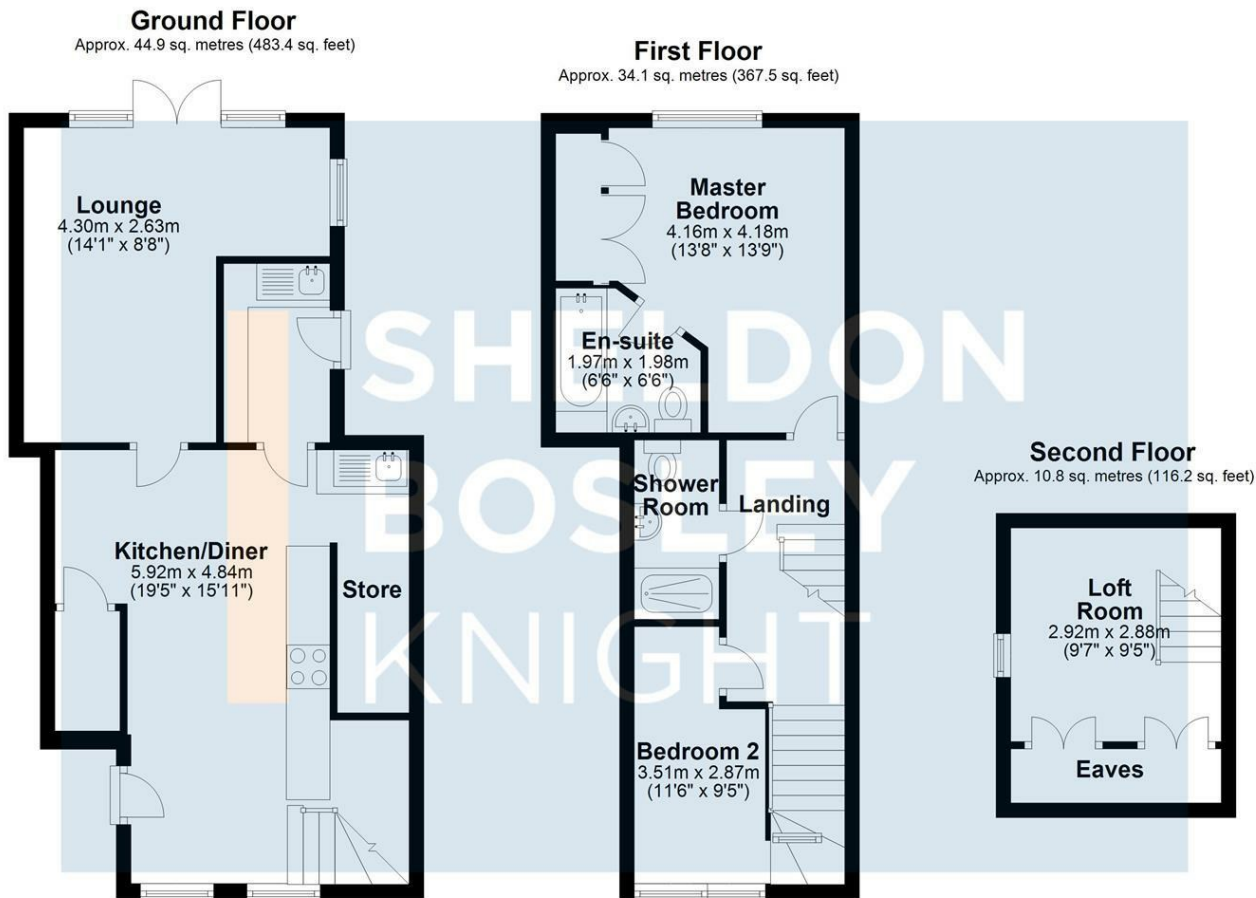
**Price Guide**  
**£300,000**

EPC Rating -

Tenure - Freehold

Council Tax Band -

Local Authority -  
Wychavon



Total area: approx. 89.8 sq. metres (967.1 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.