



Cheltenham Road, Evesham, WR11 2LF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

An exciting opportunity to purchase this renovated home on a generous plot boasting open plan living and flexible accommodation. The current owners have tastefully modernised the property to a high standard and viewings are highly recommended.

The ground floor comprises; spacious entrance hall, w.c., bright inner hallway leading to the open plan kitchen/dining room/lounge. The stylish kitchen is well-equipped with integral appliances including double Wi-Fi controlled smart ovens, fridge/freezer, dishwasher, washing machine and wine fridge. The lounge / dining area makes a fantastic entertaining space with bi-fold doors overlooking the garden and oozing superb natural lighting. The ground floor also benefits a fourth bedroom with an en suite, this addition offers flexible living space and is ideal for those that work from home or a perfect studio area.

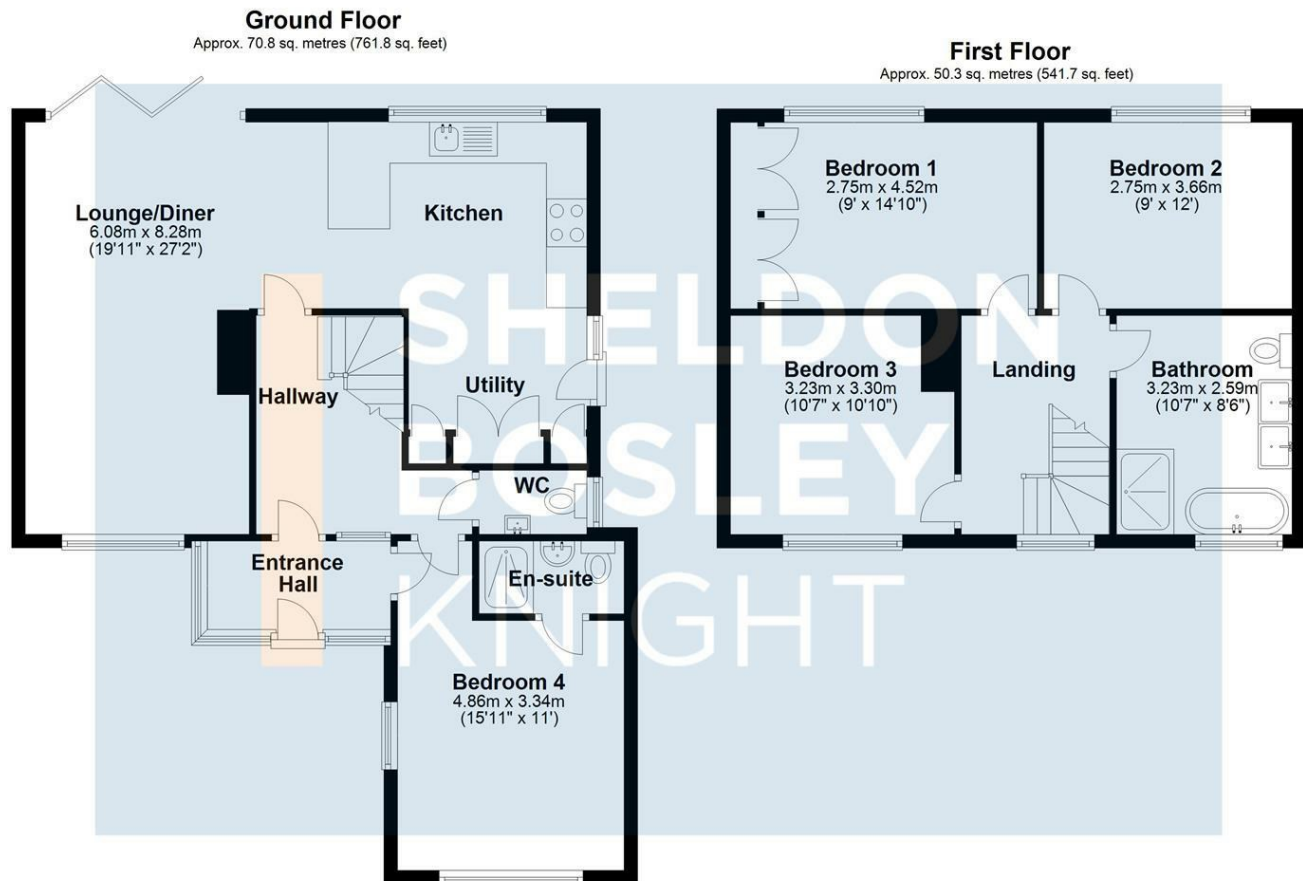
The first floor comprises; main bedroom with fitted wardrobes, two further well-proportioned double bedrooms and sizeable family bathroom with double sink and separate bath and walk in shower.

Externally, the property is set back from the Cheltenham Road offering plenty of parking to the front. To the rear is a sunny rear garden mainly laid to lawn with an extensive patio area and outbuilding extending to 6m x 4m with concrete base and power.

Cheltenham Road has good links to Evesham's local facilities including Sinclair Retail Park, Four Pools Retail Park and the town centre. The property is within striking distance of the bus stop, is within close proximity of the bypass and has good links to the Cotswolds.







Total area: approx. 121.1 sq. metres (1303.5 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.

Key Features

- REFURBISHED HOME WITH QUALITY FINISHES
- THREE DOUBLE BEDROOMS UPSTAIRS. DOUBLE BEDROOM ON THE GROUND FLOOR WITH EN SUITE
- OPEN PLAN LIVING AT ITS FINEST
- FLEXIBLE ACCOMMODATION
- SUPERB NATURAL LIGHTING THROUGHOUT
- HIVE HEATING WITH WIFI CONTROL
- NEW PLUMBING, HEATING & ELECTRICS
- PLENTY OF PARKING TO THE FRONT
- NON-ESTATE POSITION - POPULAR CHELTENHAM ROAD AREA

Price Guide
£425,000

EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority - Wychavon

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