



Cheltenham Road, Evesham, WR11 2LW

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

We are delighted to present this attractive period detached home on the popular Cheltenham Road enjoying a generous plot. The property offers in excess of 1000 sq ft and offers fantastic scope to put your own stamp on a home.

The ground floor comprises; porch into spacious entrance hall, lounge with a gas fire and sliding doors to the rear garden, dining room with bay window and well-equipped kitchen. The first floor comprises; main bedroom with fitted wardrobes, second double bedroom with bay window, third bedroom, family bathroom with separate shower and bath and w.c.

Outside, the property benefits from parking for a few cars and a private, mature garden with an array of trees and shrubs, patio area and pond.

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.





# Key Features

- THREE BEDROOM DETACHED 1930'S HOME
- NON-ESTATE POSITION, POPULAR CHELTENHAM ROAD
- OPEN PLAN LIVING / DINING ROOM
- WELL PRESENTED
- WELL-PROPORTIONED PLOT
- PRIVATE, MATURE GARDENS
- PLENTY OF PARKING
- CLOSE TO LOCAL AMENITIES

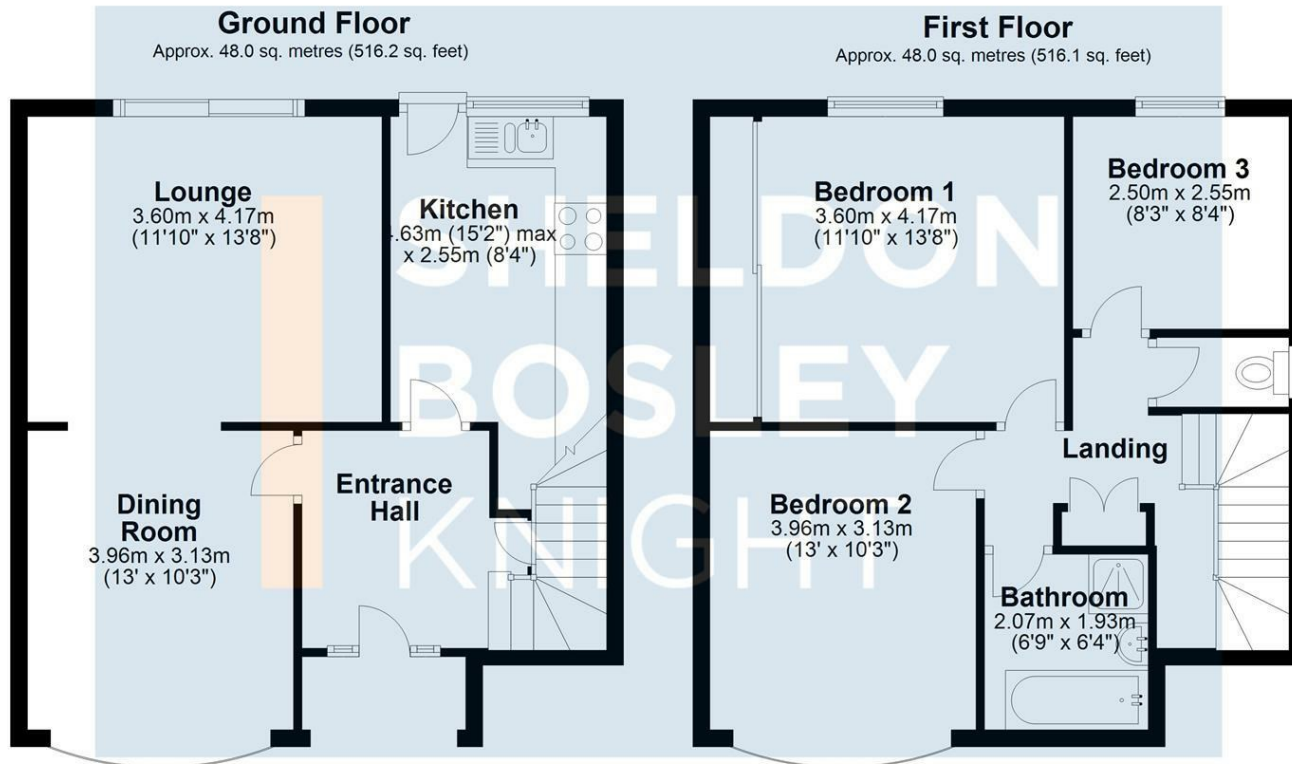
**Asking Price**  
**£375,000**

EPC Rating - E

Tenure - Freehold

Council Tax Band - D

Local Authority -  
Wychavon District Council



Total area: approx. 95.9 sq. metres (1032.3 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.