



Elm Road, Evesham, WR11 3DL

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
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# Property Description

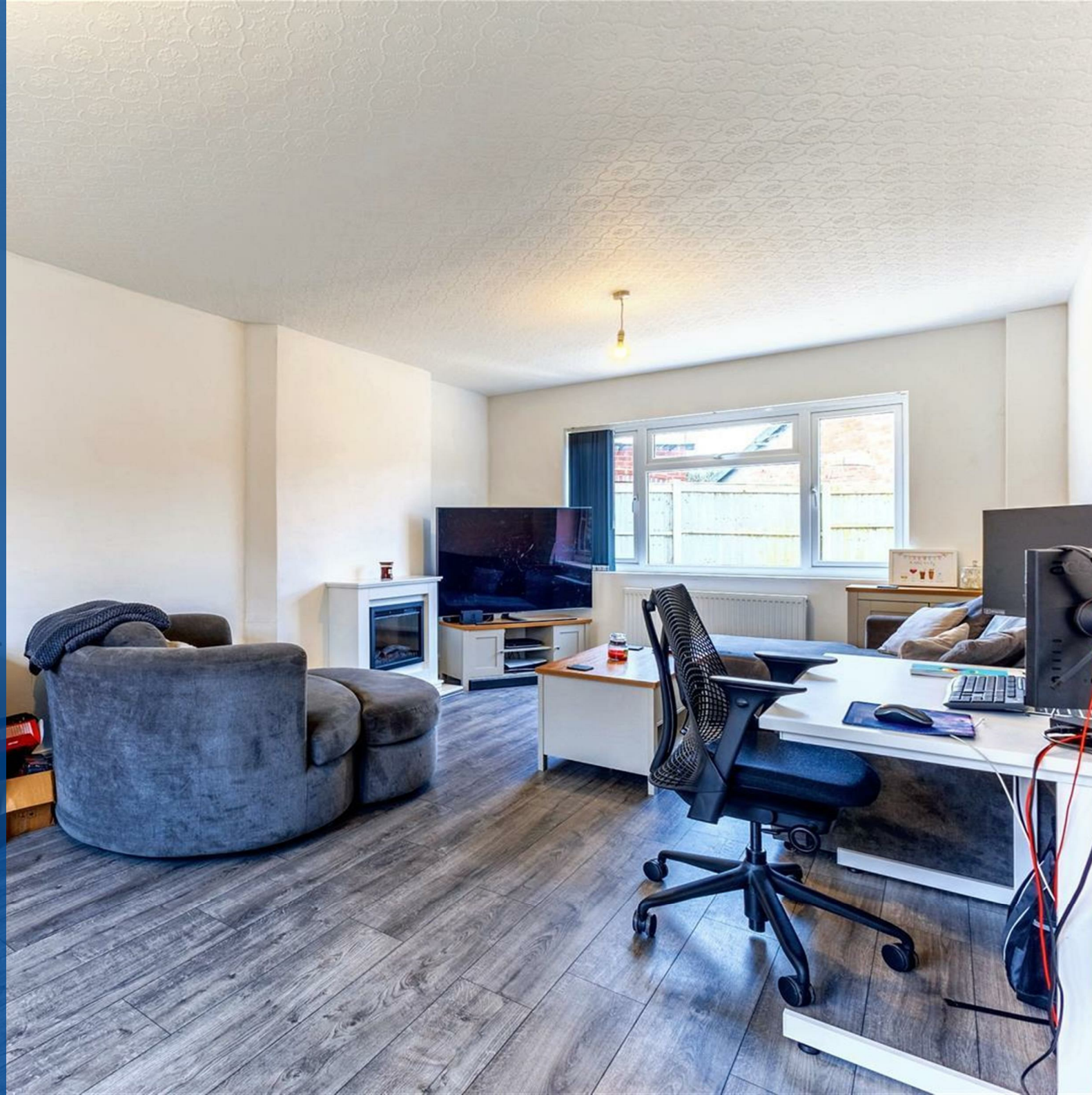
A beautifully renovated family home in the sought-after Bengeworth area of Evesham, this property has been thoughtfully refurbished by the current owners to create a bright and spacious living space.

The ground floor features a generous entrance hall leading to all rooms, including a convenient WC. The spacious living room benefits from dual-aspect windows, while the separate dining room offers a dedicated space for family meals. The newly fitted kitchen is both stylish and functional, with modern appliances and direct access to the garden.

Upstairs, there are three well-proportioned double bedrooms, all served by a newly fitted family bathroom.

Outside, the property boasts a block-paved driveway with ample parking, a side garden mainly laid to lawn, and an enclosed rear garden with a paved seating area, raised borders, and newly installed fencing.

Offered to the market with no onward chain, this fantastic home is ready for its next owners to move in and enjoy.





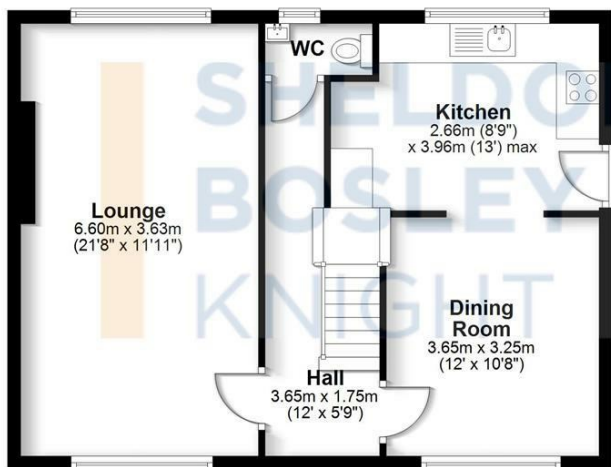
## Key Features

- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- SET IN POPULAR BENGWORTH AREA OF EVESHAM
- DUEL-ASPECT SITTING ROOM
- SPACIOUS DINING ROOM
- NEWLY FITTED KITCHEN & FAMILY BATHROOM
- LAWNED SIDE GARDEN
- LANDSCAPED REAR GARDEN WITH NEW FENCING
- OFF ROAD PARKING TO THE FRONT
- EPC = D

**Guide Price**  
**£300,000**



**Ground Floor**  
Approx. 58.3 sq. metres (627.3 sq. feet)



**First Floor**  
Approx. 44.3 sq. metres (477.0 sq. feet)



Total area: approx. 102.6 sq. metres (1104.3 sq. feet)

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



EPC Rating - D

Tenure - Freehold

Council Tax Band - D

Local Authority  
Wychavon District Council



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