



Columbine Grove, Evesham, WR11 2LR

**SHELDON
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Property Description

Situated in the sought-after Thistledown estate, this well-presented, light-filled semi-detached home is tucked away in a peaceful setting. Offering spacious accommodation, ample off-road parking, and a generously sized garden, it is an excellent choice for a first-time buyer or those seeking a comfortable family home.

Upon entering, you are welcomed into an inviting entrance hall with convenient storage. The bright and airy living room provides a welcoming space to relax, featuring stairs leading to the first floor. The kitchen is well-equipped with units, ample worktop space, integrated appliances, and a breakfast bar, with direct access to the rear garden. Additional ground-floor benefits include a generously sized understairs storage area.

Upstairs, the home offers two well-proportioned bedrooms. The family bathroom is fitted with a shower over the bath and benefits from spacious over-stairs storage. The first floor is fully carpeted, adding to the warm and cosy ambiance of the home.

Outside, the property provides off-road parking to both the front and side. The garden, primarily laid to lawn, features a patio area at the rear and side, a garden shed, and convenient side access to the front.





Key Features

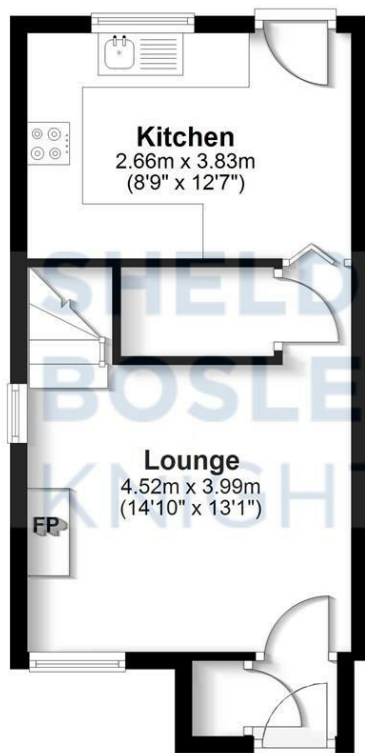
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- LIVING ROOM
- FITTED KITCHEN WITH BREAKFAST BAR
- FAMILY BATHROOM
- AMPLE OFF ROAD PARKING
- GENEROUSLY SIZED REAR GARDEN
- EPC = C

Guide Price
£220,000



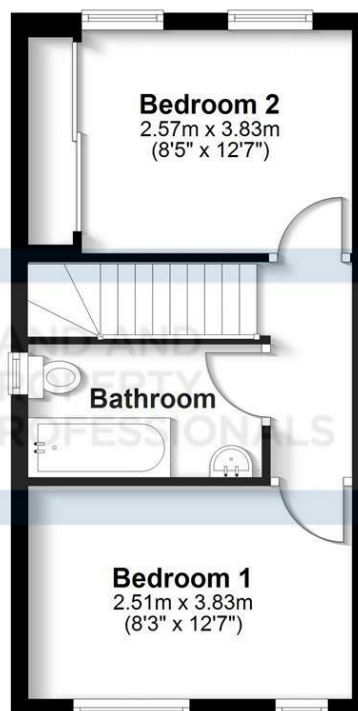
Ground Floor

Approx. 30.4 sq. metres (326.8 sq. feet)



First Floor

Approx. 29.9 sq. metres (322.3 sq. feet)



Total area: approx. 60.3 sq. metres (649.1 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 - C

Tenure - Freehold

Council Tax Band - B

Local Authority
Wychavon District Council



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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