



Wood End, Evesham, WR11 1XL

**SHELDON
BOSLEY
KNIGHT**

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Property Description

This beautifully presented semi-detached home offers a fantastic opportunity for first-time buyers, investors, or those looking to downsize. Situated in a sought-after location, the property boasts a generous side elevation and well-proportioned living spaces.

The ground floor features an entrance porch leading into a welcoming hallway, a fitted kitchen, a convenient ground-floor WC, and a spacious lounge with access to a bright conservatory, currently used as a dining area, where double doors open onto the rear garden.

Upstairs, there are two double bedrooms, both with built-in storage, and a family bathroom with a shower over the bath.

Externally, the property benefits from a generous side and rear garden, mainly laid to lawn with a patio area perfect for outdoor entertaining. A garden shed provides additional storage, and there is gated access to the front.

Additional features include a single garage and parking.





Key Features

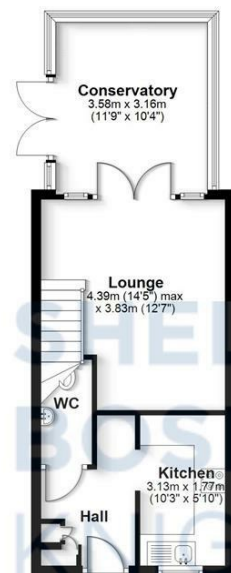
- WELL-PRESENTED TWO BEDROOM SEMI-DETACHED HOME
- SOUGHT-AFTER LOCATION WITH SPACIOUS SIDE ELEVATION
- BRIGHT LOUNGE WITH ACCESS TO CONSERVATORY
- FITTED KITCHEN & GROUND FLOOR WC
- TWO DOUBLE BEDROOMS WITH BUILT-IN STORAGE
- FAMILY BATHROOM WITH SHOWER OVER BATH
- GENEROUS SIDE & REAR GARDEN WITH PATIO AREA
- SINGLE GARAGE & PARKING
- IDEAL FOR FIRST-TIME BUYERS, INVESTORS & DOWNSIZERS
- EPC RATING = C

Guide Price
£270,000



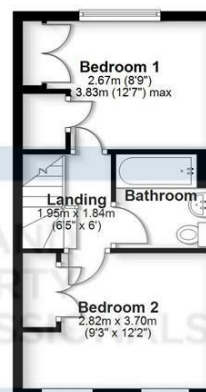
Ground Floor

Approx. 55.4 sq. metres (596.2 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.0 sq. feet)



Total area: approx. 84.7 sq. metres (911.3 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, 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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