



Snaffle Way, Evesham, WR11 2AY

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This modern three-bedroom detached home is located in a sought-after area of Evesham, offering well-proportioned living accommodation across two floors. The property benefits from driveway parking to the side, along with access to a single garage which is fitted with power and lighting—ideal for additional storage or workshop use.

Upon entering the house, the hallway leads to a spacious kitchen/dining room and a bright lounge, which flows through double doors into a conservatory overlooking the garden. There is also a convenient downstairs WC.

Upstairs, the landing gives access to three bedrooms. The main bedroom benefits from its own shower room, while a separate family bathroom serves the remaining two bedrooms.

The rear garden is mainly laid to lawn, offering a secure and private outdoor space perfect for relaxing or entertaining. The layout and location make this an ideal home for families or those seeking a comfortable and contemporary living space in a well-connected area.





Key Features

- THREE BEDROOM DETACHED HOME
- SOUGHT-AFTER LOCATION IN EVESHAM
- DRIVEWAY PARKING AND SINGLE GARAGE
- GARAGE WITH POWER AND LIGHTING
- SPACIOUS KITCHEN/DINING ROOM
- LOUNGE LEADING TO CONSERVATORY
- MAIN BEDROOM WITH SHOWER ROOM
- FAMILY BATHROOM AND DOWNSTAIRS WC
- REAR GARDEN MAINLY LAID TO LAWN
- EPC RATING = C

**Guide Price
£360,000**

Location

Ideally situated within 1.5 miles from Evesham town centre, this property offers convenient access to a wealth of local amenities.

The historic market town of Evesham boasts a diverse range of facilities, including banks, supermarkets, a post office, a variety of bars and eateries, and schools catering to all ages. The town benefits from a direct train line to London and excellent road links, providing easy access to the motorway network.

Evesham also offers scenic riverside parks and a range of leisure amenities, making it an ideal location for both relaxation and recreation. Additionally, the town is well-positioned within 15 miles of the larger centres of Cheltenham, Worcester, and Stratford-upon-Avon, while the picturesque Cotswolds are just a short drive away.

Additional Information

Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax Band: Band D

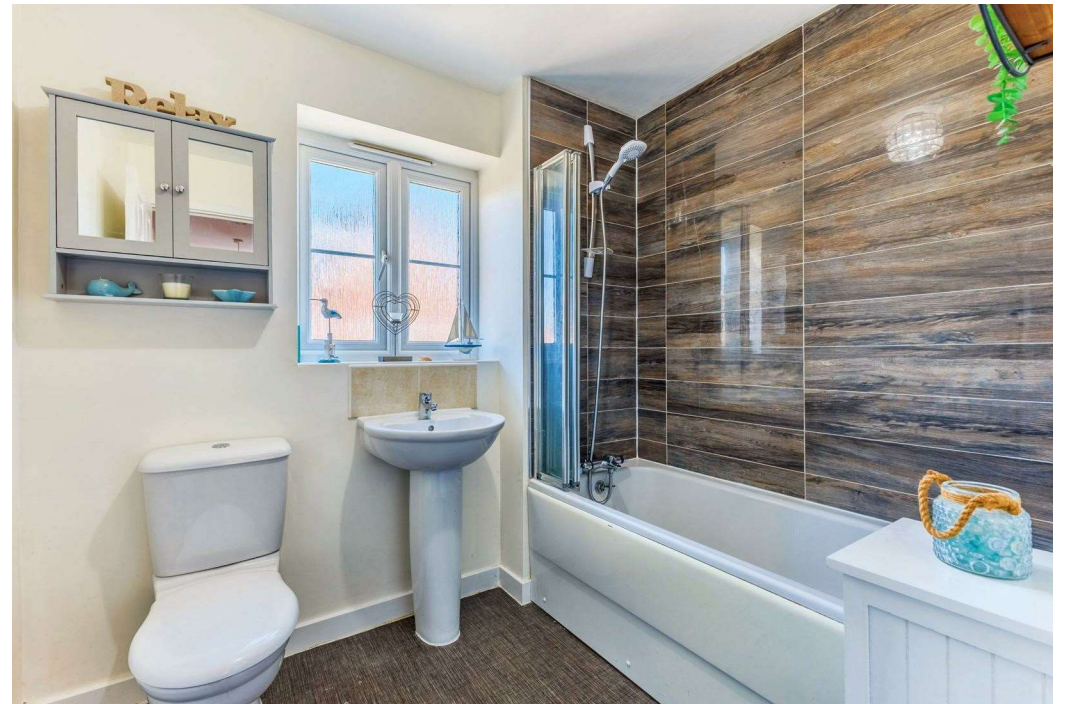
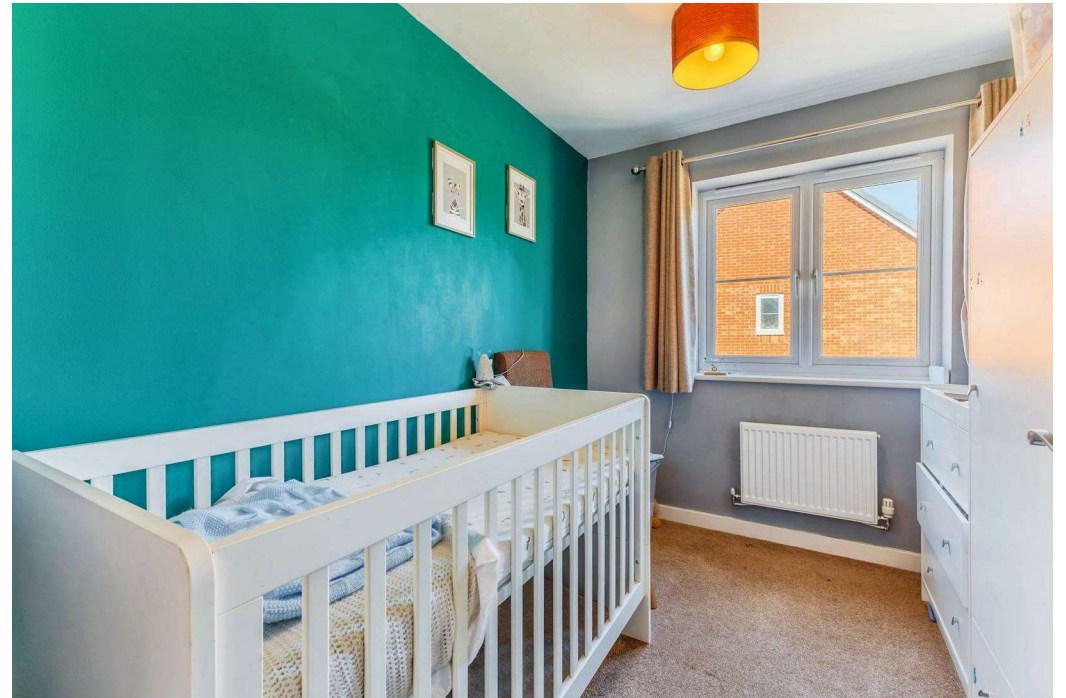
EPC Rating: C

Agents Note

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

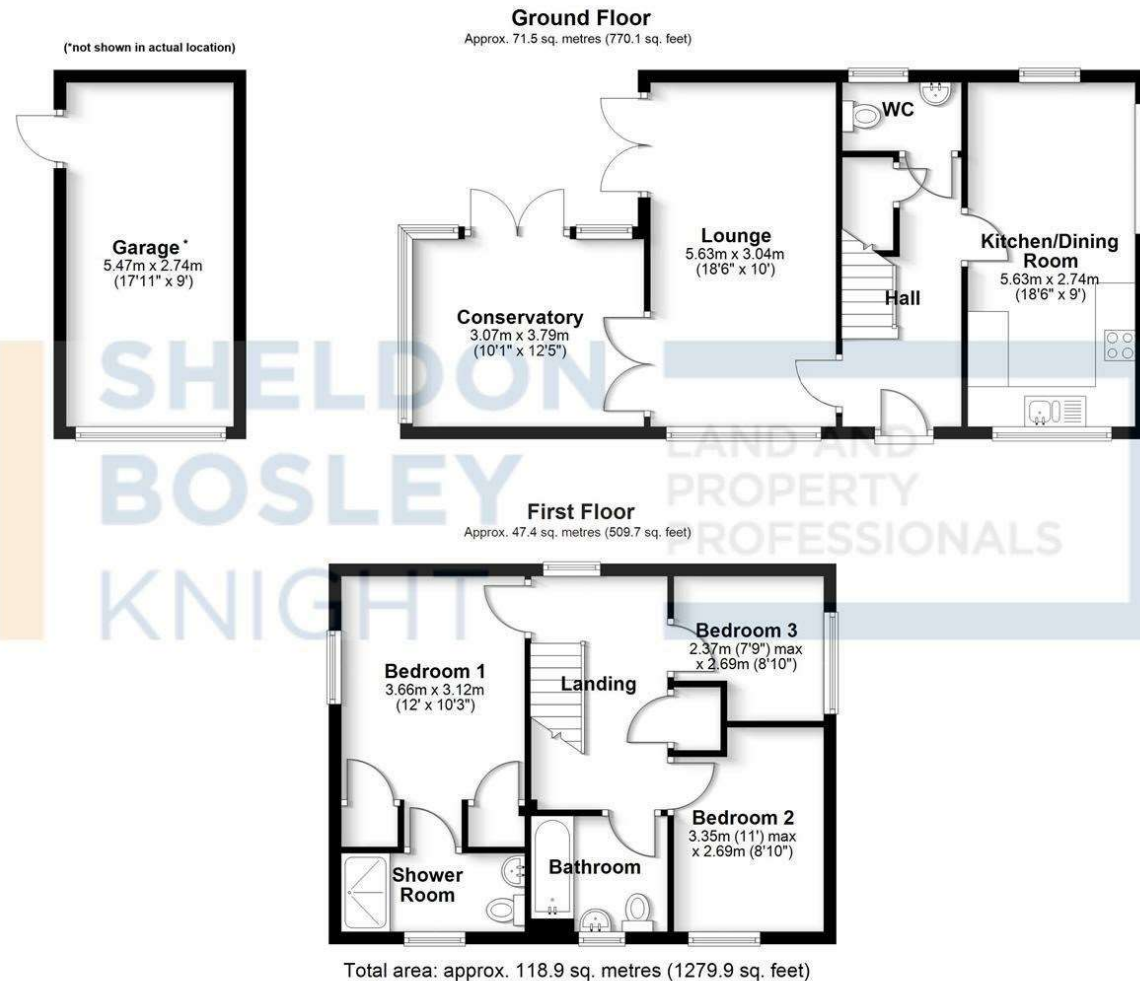
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



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 - D

Local Authority
Wychavon District Council

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