



Croft Road, Evesham, WR11 4NE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This grand four-bedroom home is situated in the highly sought-after area of Greenhill in Evesham. Offering an abundance of space and character, the property provides an exciting opportunity for buyers looking to modernise a substantial family residence.

The ground floor features an entrance hall, spacious living room with bay window, a separate dining room, and a generous kitchen that opens into a breakfast room/utility space. There is also a convenient downstairs WC, a separate office ideal for working from home, and access to a boiler room.

Upstairs, the home comprises four well-proportioned bedrooms, a family bathroom, and an additional WC. The layout is practical, with an airing cupboard and spacious landing area adding further storage and flow. A standout feature is the loft space, which is impressively sized and offers potential for future development, subject to planning.

Externally, the home enjoys a lawned garden to the rear, providing a private outdoor space ideal for families. The front of the property includes parking, ensuring convenience in this popular residential area. The home is offered chain free, making it a great option for those looking for a smooth purchase process.





Key Features

- GRAND FOUR-BEDROOM HOME
- LOCATED IN SOUGHT-AFTER GREENHILL
- SPACIOUS LIVING AND DINING ROOMS
- LARGE KITCHEN WITH BREAKFAST ROOM
- ADDITIONAL OFFICE SPACE ON GROUND FLOOR
- FOUR BEDROOMS AND TWO WCS UPSTAIRS
- SIZEABLE LOFT WITH DEVELOPMENT POTENTIAL
- LAWNED REAR GARDEN AND PARKING
- CHAIN FREE WITH MODERNISATION POTENTIAL
- EPC RATING = D

Guide Price
£435,000

Location

Ideally situated within a mile 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 F

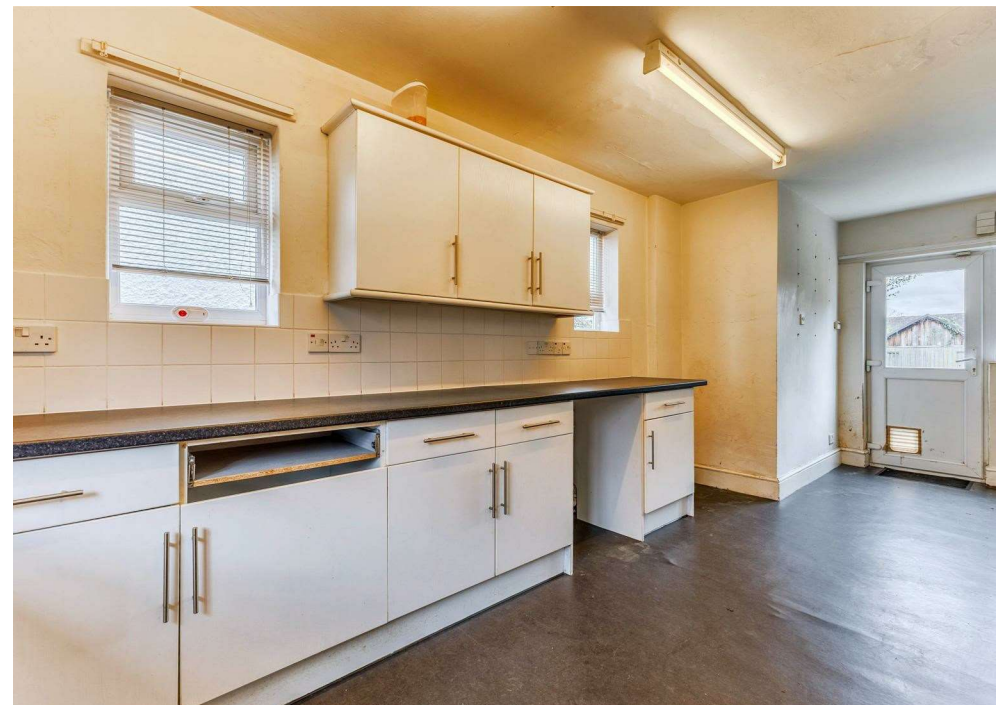
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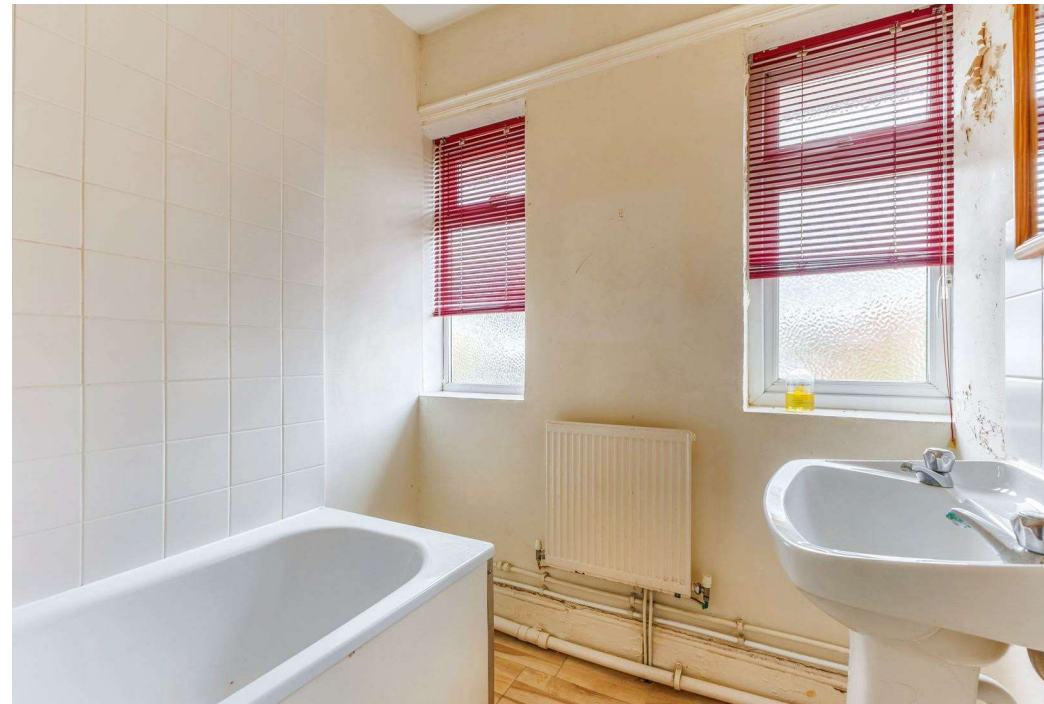
Agents Note

(i) The property is currently unregistered with HM Land Registry.

(ii) 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.

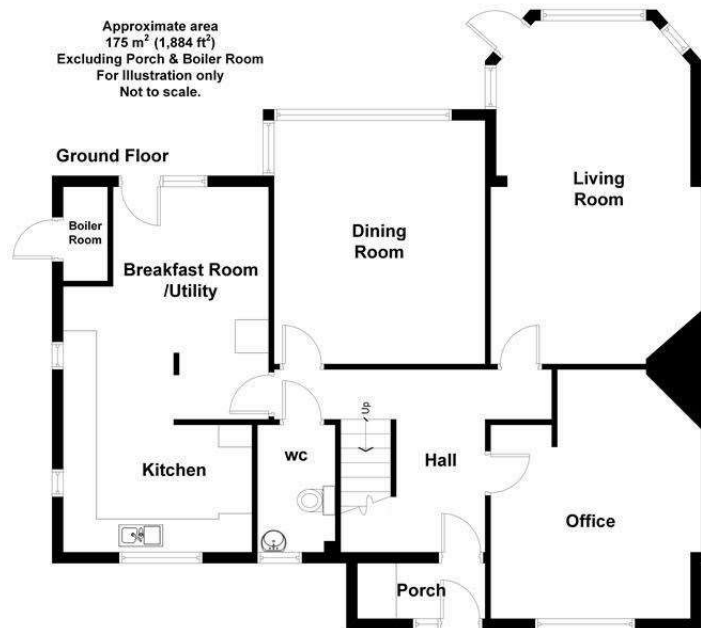
(iii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



EPC Rating - D

Tenure - Freehold

Council Tax Band - F

Local Authority
Wychavon District Council

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