



**Burlingham Avenue, Evesham, WR11 3EF**

**SHELDON  
BOSLEY  
KNIGHT**

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# Property Description

A well-proportioned three-bedroom semi-detached home located in the desirable Bengeworth area of Evesham, offering excellent potential and lovely views over Bengeworth from the rear garden. This characterful property presents a great opportunity for buyers looking to modernise a home in a sought-after location.

The ground floor accommodation comprises a welcoming entrance hall with access to a spacious dining room, a fitted kitchen with side access, spacious lounge and adjoining snug, which in turn opens into a conservatory overlooking the garden.

Upstairs, the first floor offers three bedrooms, including a generously sized main bedroom with rear-facing views, a second double room, and a third single bedroom which could also serve well as a home office or nursery. A family bathroom completes the first floor.

Outside, the front of the property is finished with block-paved driveway parking with a car port to the side. The rear garden is beautifully presented, mainly laid to lawn with attractive flower borders, mature planting, and a patio seating area. A detached garage/workshop offers additional flexibility for storage.

This home is offered with no onward chain and provides a fantastic chance to modernise and make it your own in one of Evesham's most popular residential areas.







## Key Features

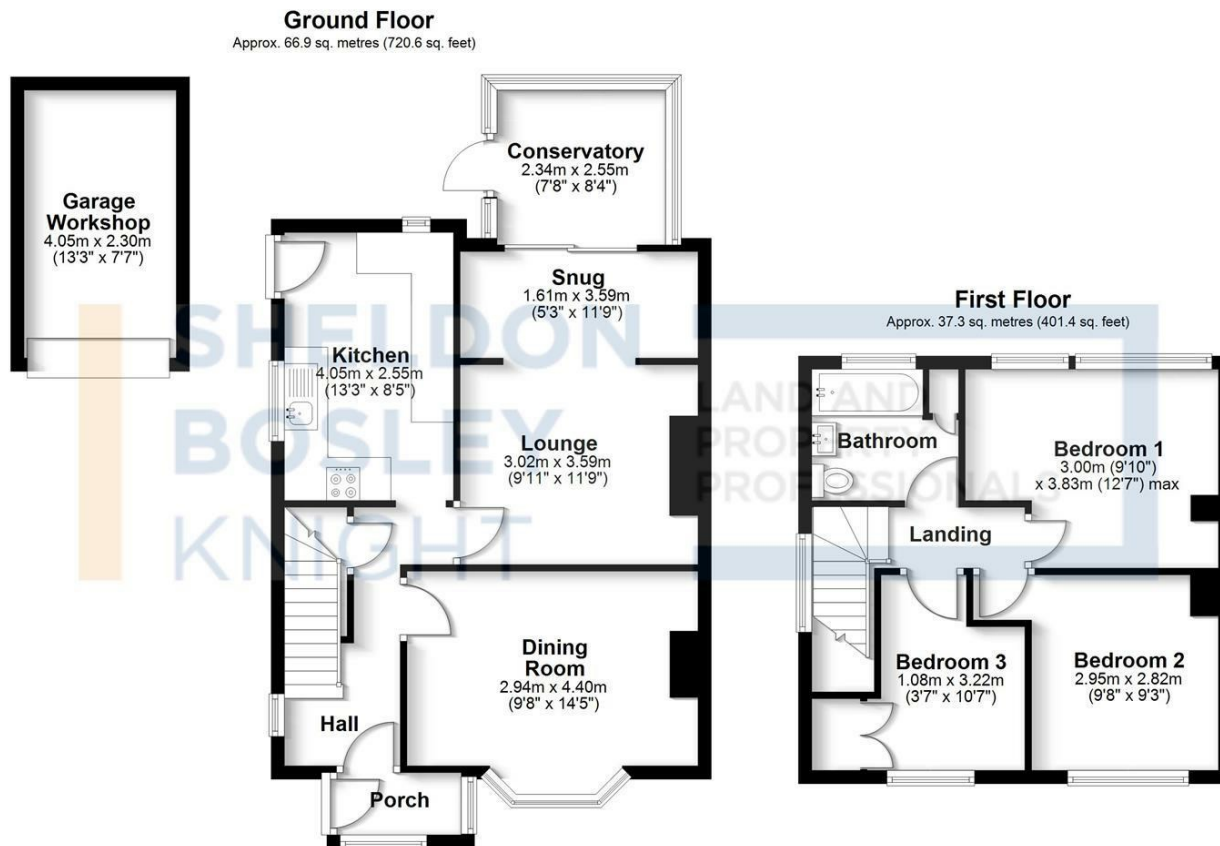
- THREE BEDROOM SEMI-DETACHED HOME
- DESIRABLE BENGWORTH LOCATION
- VIEWS OVER BENGWORTH
- SPACIOUS LOUNGE, DINING ROOM AND SNUG
- CONSERVATORY OVERLOOKING THE GARDEN
- OFF ROAD PARKING
- BEAUTIFULLY MAINTAINED REAR GARDEN
- DETACHED GARAGE/WORKSHOP
- IN NEED OF MODERNISATION
- EPC RATING = D

**Guide Price**  
**£285,000**









Total area: approx. 104.2 sq. metres (1122.0 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 - D

Tenure - Freehold

Council Tax Band - C

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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