



Merton Croft, Evesham, WR11 2BG

**SHELDON
BOSLEY
KNIGHT**

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Property Description

This modern two-bedroom semi-detached home, built in 2023, is located on a popular and sought-after development and offers energy-efficient living with the added benefit of solar panels. Ideally suited for first-time buyers, downsizers, or investors, the property combines stylish interiors with practical features.

On entering the home, you are welcomed by an entrance hall leading to a spacious lounge. To the rear, the contemporary kitchen/breakfast room provides a sociable hub, complete with double doors opening directly onto the garden. A downstairs WC completes the ground floor accommodation.

Upstairs, there are two generous double bedrooms and a well-appointed family bathroom.

Externally, the property benefits from a lawned rear garden with a patio area, garden shed, and rear access. An allocated parking space is included with the property.

Further features include double glazing, gas central heating, and the reassurance of a recently built home offering excellent energy efficiency.





Key Features

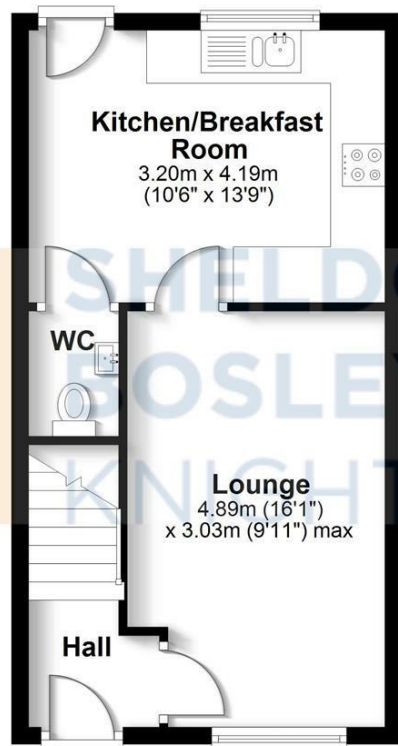
- MODERN TWO BEDROOM SEMI DETACHED HOME
- BUILT IN 2023 ON POPULAR DEVELOPMENT
- ENERGY EFFICIENT WITH SOLAR PANELS
- SPACIOUS LOUNGE TO FRONT
- MODERN KITCHEN/BREAKFAST ROOM WITH DOUBLE DOORS
- DOWNSTAIRS WC
- TWO DOUBLE BEDROOMS
- FAMILY BATHROOM
- LAWNED REAR GARDEN WITH SHED AND PARKING SPACE
- EPC RATING = B

Guide Price
£265,000



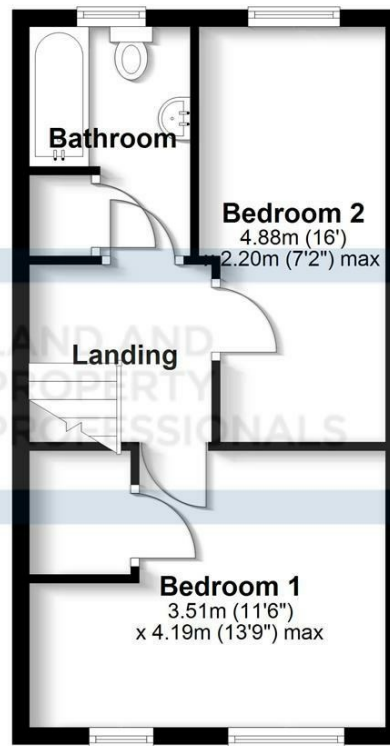
Ground Floor

Approx. 34.3 sq. metres (369.3 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



Total area: approx. 69.8 sq. metres (751.1 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 - B

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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