



Greengage Way, Evesham, WR11 2AN

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Situated on a popular development in Hampton, near Evesham, this spacious three-bedroom detached family home offers well-balanced accommodation and a generous garden, making it an ideal choice for families and professionals.

The ground floor features a welcoming entrance hall leading to a bright and airy lounge. To the rear, the kitchen/breakfast room spans the width of the house and provides direct access to the garden, with ample space for dining and family living. A convenient downstairs WC completes the ground floor.

Upstairs, the property boasts three well-proportioned bedrooms. The principal bedroom benefits from built-in storage and an en-suite shower room, while a modern family bathroom serves the remaining two bedrooms.

Externally, the property offers a single garage and parking, alongside a rear garden that is mainly laid to lawn with space for outdoor seating and play.

This modern home is well located close to local schools, shops, and amenities, with Evesham town centre just a short distance away.





Key Features

- DETACHED FAMILY HOME
- THREE BEDROOMS
- SPACIOUS LOUNGE
- KITCHEN/BREAKFAST ROOM
- EN-SUITE TO MAIN BEDROOM
- FAMILY BATHROOM
- DOWNSTAIRS WC
- SINGLE GARAGE & PARKING
- REAR GARDEN MAINLY LAID TO LAWN
- EPC RATING = C

**Guide Price
£300,000**

Location

Ideally located just 1.5 miles from Evesham town centre, this property provides convenient access to a wide range of local amenities. Situated in Hampton, the area offers a village shop, post office, fish and chip shop, pub, and nearby bus stop.

The historic market town of Evesham features an excellent selection of facilities, including banks, supermarkets, a post office, numerous bars and restaurants, and schools for all age groups. Evesham also benefits from a direct train line to London and excellent road links, ensuring easy access to the motorway network.

The town offers scenic riverside parks and a variety of leisure amenities, making it an ideal location for both relaxation and recreation. It is also conveniently positioned within 15 miles of Cheltenham, Worcester, and Stratford-upon-Avon, with the picturesque Cotswolds 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) Estate Agents Act (1979) - Declaration of Interest. The Vendor of this property is an employee of Sheldon Bosley Knight within the meaning of the Estate Agents Act and declaration to that effect is hereby made in accordance with Section 21, 31 and 32 of that Act.

(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.



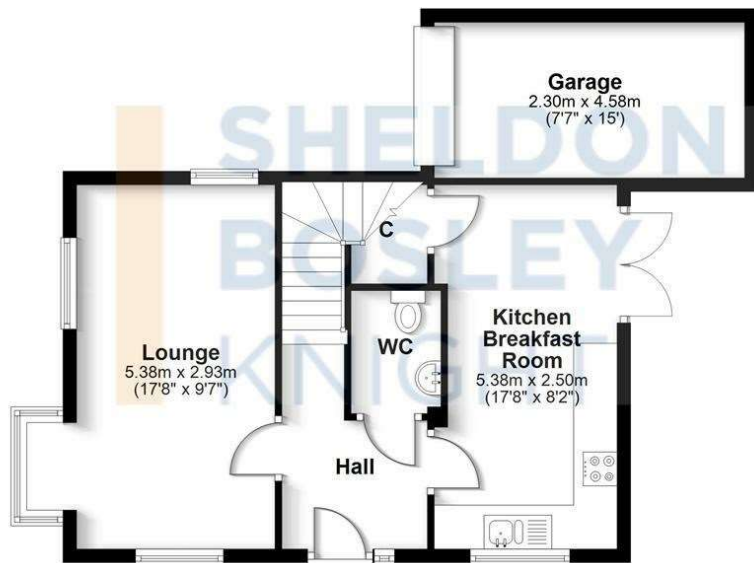




Floorplan

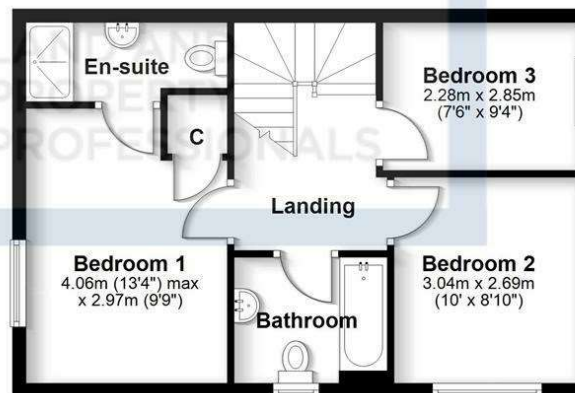
Ground Floor

Approx. 53.2 sq. metres (572.1 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.2 sq. feet)



Total area: approx. 96.5 sq. metres (1038.3 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.



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Council Tax Band - D

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