



Clyde Avenue, Evesham, WR11 3FE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This immaculately presented three-bedroom detached family home is situated on the highly sought-after Cotswold Rise development. Beautifully refurbished by the current owners, the property offers stylish and comfortable living within easy reach of local amenities, schools, and transport links.

The ground floor features a welcoming entrance hall leading to a bright and inviting lounge, which opens into a dining area with a feature bay window. The modern fitted kitchen is complemented by a separate utility room and a useful ground-floor WC.

Upstairs, the property offers three well-proportioned bedrooms, including a main bedroom with en-suite shower room, a further double bedroom, and a single bedroom. The family bathroom completes the first-floor accommodation.

Externally, the property benefits from a driveway providing off-road parking for two vehicles, together with a neatly kept lawn at the front. The rear garden is mainly laid to lawn, enclosed by fencing, and features a decked seating area.





Key Features

- IMMACULATELY PRESENTED THREE-BEDROOM DETACHED FAMILY HOME
- POPULAR COTSWOLD RISE DEVELOPMENT
- BEAUTIFULLY REFURBISHED THROUGHOUT
- MODERN KITCHEN WITH SEPARATE UTILITY ROOM
- SPACIOUS LOUNGE AND DINING AREA
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- FAMILY BATHROOM AND GROUND FLOOR WC
- DRIVEWAY PARKING FOR TWO VEHICLES
- REAR GARDEN WITH DECKING AND LAWN
- EPC RATING = C

**Guide Price
£350,000**

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: We understand that the property is for sale Freehold.

Local Authority: Wychavon District Council

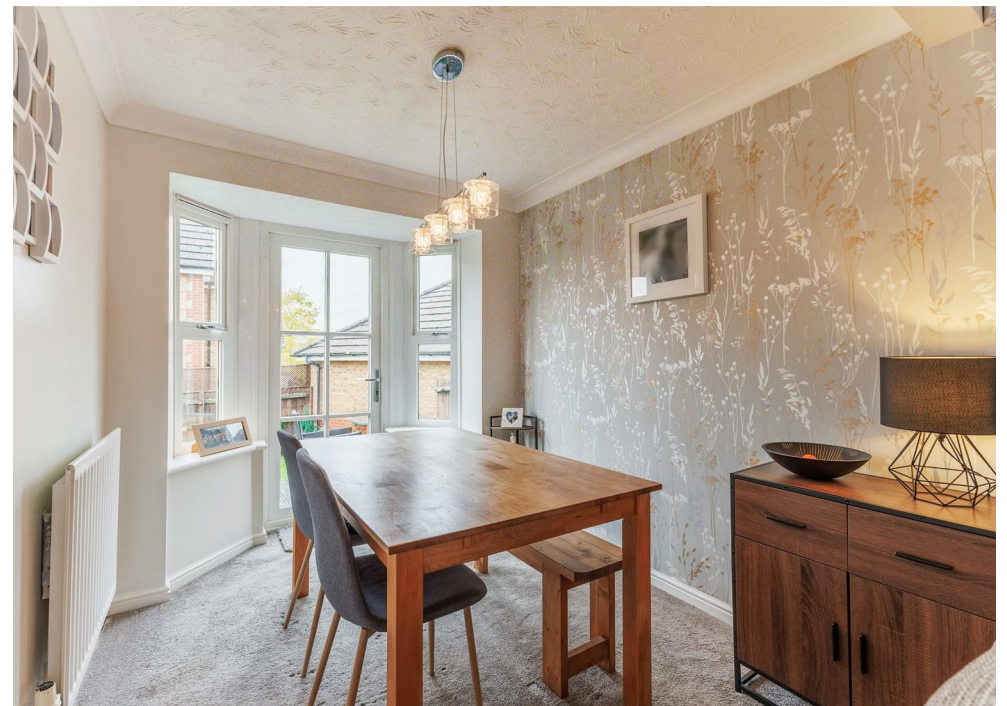
Council Tax Band: We understand that the Council Tax Band for the property is Band D.

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.



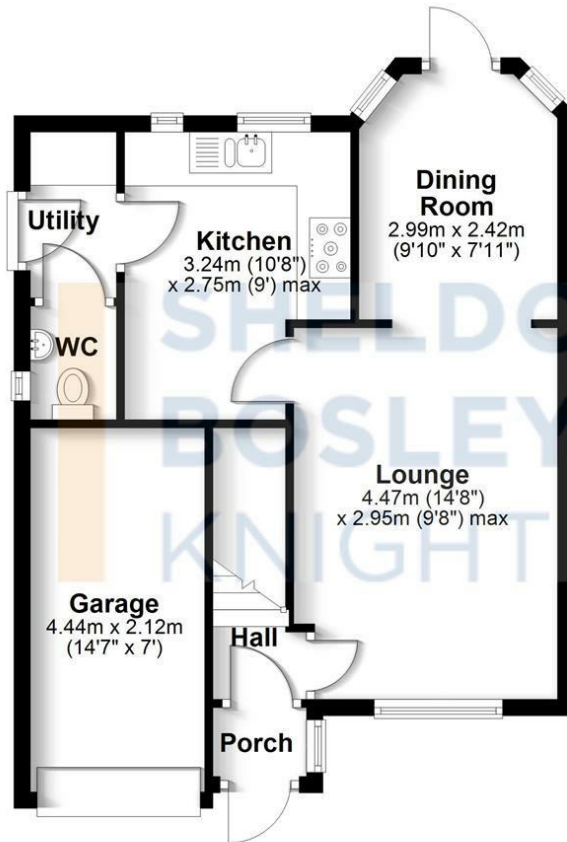




Floorplan

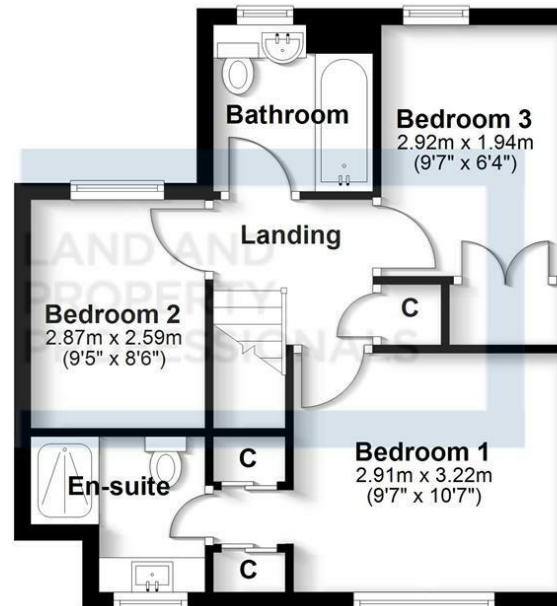
Ground Floor

Approx. 48.5 sq. metres (522.1 sq. feet)



First Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



Total area: approx. 87.4 sq. metres (941.3 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.



EPC Rating - C

Tenure - Freehold

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

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

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