



Lichfield Avenue, Evesham, WR11 3EA

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\*BEAUTIFULLY PRESENTED, GREATLY EXTENDED HOME ON A SUBSTANTIAL PLOT OFFERED TO THE MARKET\*\*\*

Set in the popular road of Lichfield Avenue, this spacious home has been much improved by the current owners and needs to be seen to be appreciated.

The property comprises; entrance hall, living room with original open fireplace and bay window, second sitting room, modern kitchen, dining room, utility, two built in storage cupboards and w.c.

The first floor comprises; three substantial DOUBLE bedrooms, the main bedroom benefitting from plenty of built in storage, family bathroom with separate bath and shower, shower room and dressing / study area.

To the rear, the property enjoys approximately 160ft of mature garden with vegetable patch, sheds, summerhouse and greenhouse. The property also benefits from a single garage built in addition to the original property. To the front of the property is plenty of parking with double gates.





## Key Features

- SUBSTANTIAL PLOT
- POPULAR AREA OF EVESHAM
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- EXTENDED AND IMPROVED BY THE CURRENT OWNERS
- BEAUTIFULLY PRESENTED
- ADDITIONAL SINGLE GARAGE
- LIGHT AND AIRY
- CLOSE TO LOCAL AMENITIES
- EPC RATING = D

**Guide Price**  
**£475,000**



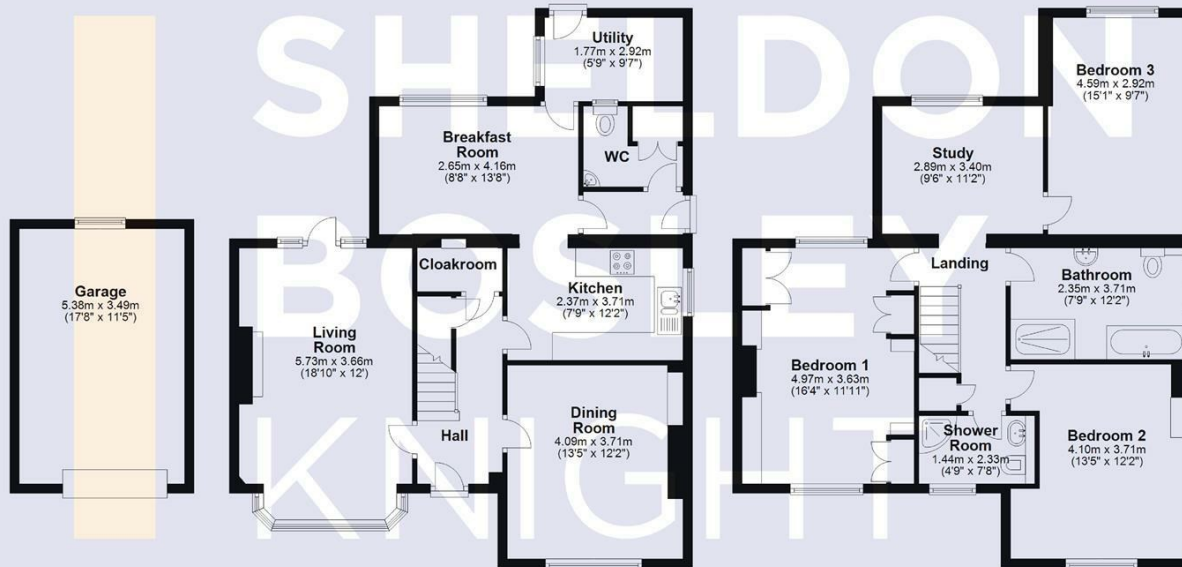


### Ground Floor

Approx. 96.8 sq. metres (1041.7 sq. feet)

### First Floor

Approx. 76.9 sq. metres (828.2 sq. feet)



Total area: approx. 173.7 sq. metres (1869.8 sq. feet)

DISCLAIMER - Floor plans 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.



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

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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