



56 Cheltenham Road, Evesham, WR11 2LQ

Guide price £299,950

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CHRISTIAN
LEWIS
—PROPERTY—



56 Cheltenham Road

Evesham, WR11 2LQ

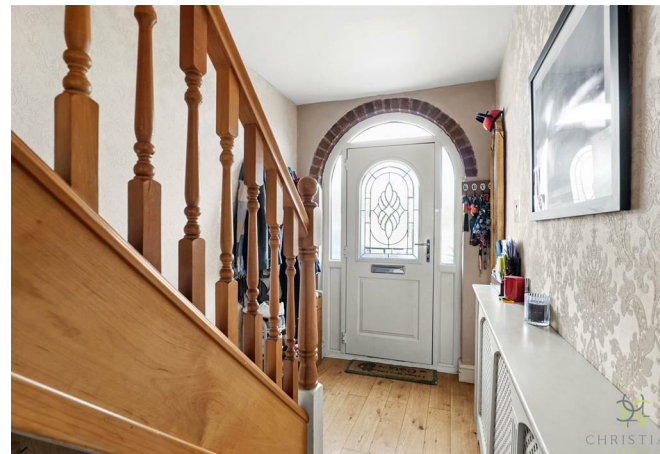
- Popular, convenient location
- Parking
- Three bedrooms plus a useable loft room
- Private rear garden
- Well maintained
- 1930s semi-detached family home
- Extended
- Walking distance to amenities
- Must be viewed
- Original features

This stunning 1930s family home is a must-see to fully appreciate its charm and features. Inside, you'll find an entrance hall with a sweeping timber staircase and timber flooring that leads to a bright and spacious sitting room. This room boasts a feature bay window, exposed floor timbers, and an ornate feature fireplace. The extended dining room, with glazed French doors, opens to a delightful rear garden.

The kitchen is equipped with a range of modern wall and base units, complemented by attractive subway tiling and a gas range cooker. Beyond the kitchen, there is a highly useful utility room with a W/C, accessible from the driveway and leading to the rear garden.

Upstairs, the first floor offers three generous bedrooms and a modern family bathroom with a white suite, striking tiling, and a shower over the bath. Additionally, the property benefits from an attic room, providing a versatile and adaptable space.

The rear walled garden is a true delight, mostly laid to lawn with raised beds, a patio seating area, and various sheds. This charming family home truly must be viewed to be appreciated.



Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

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

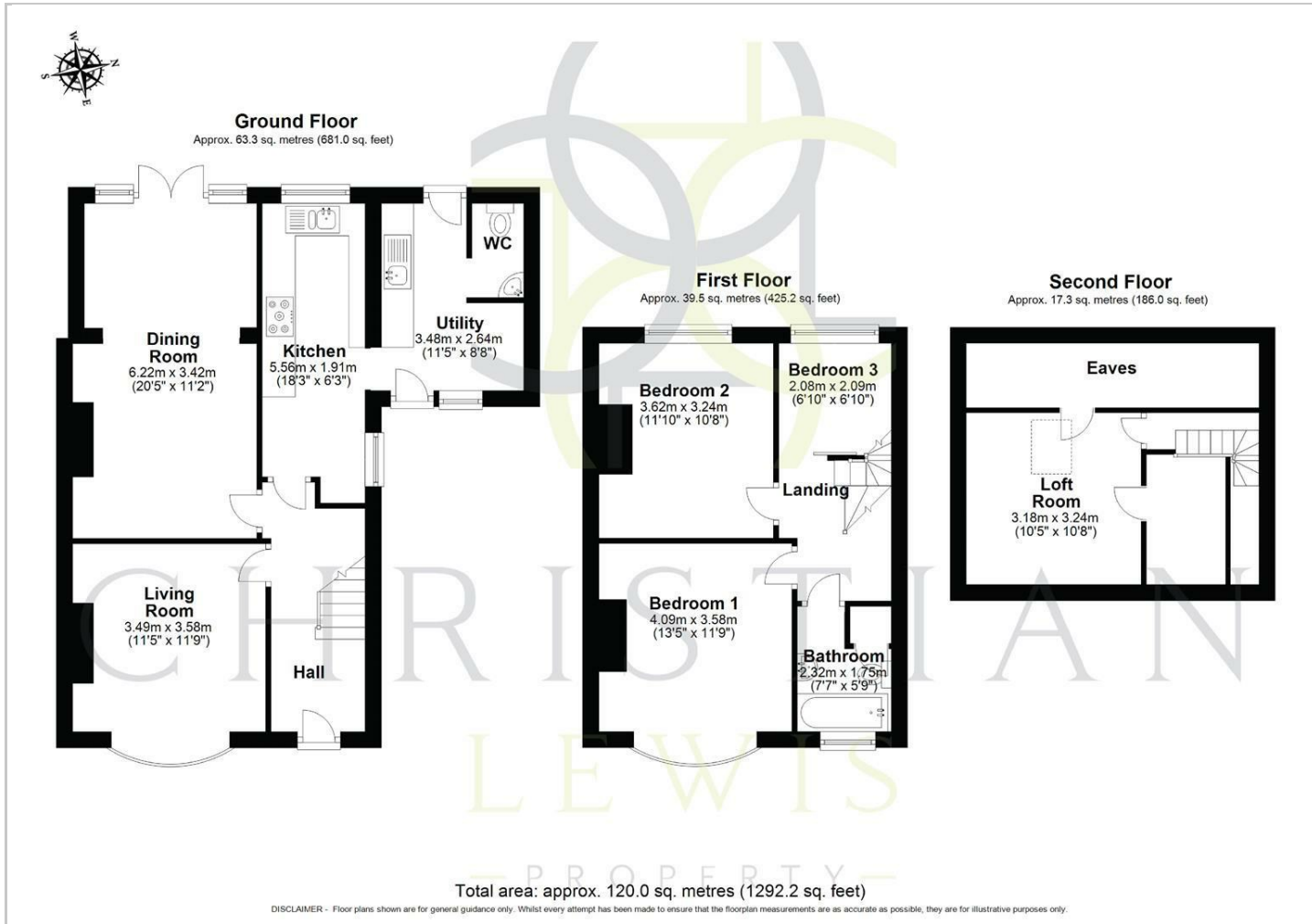
EPC Rating: D



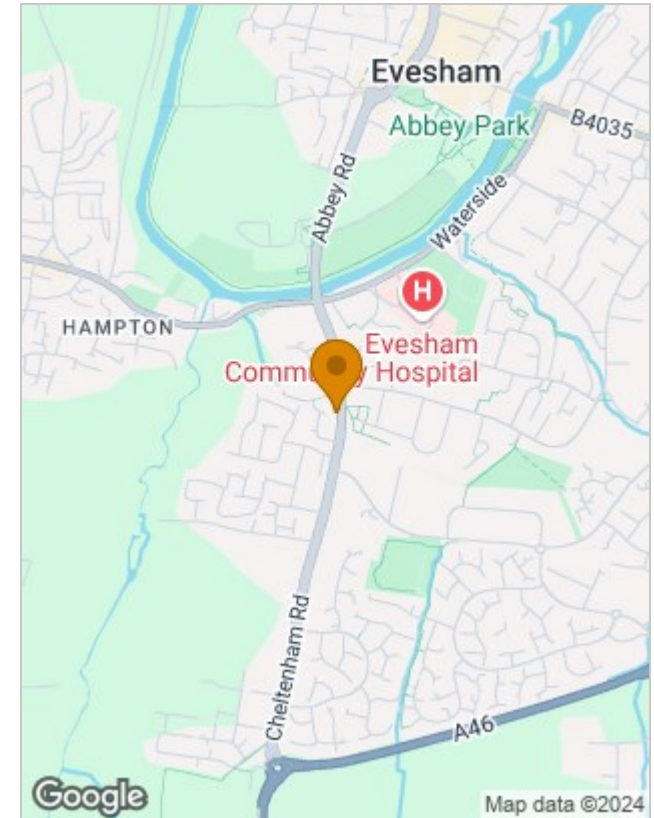


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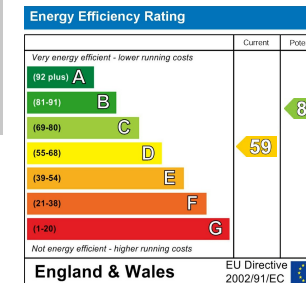
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.