



9 Porter Road

Evesham WR11 1YA

£239,950



CHRISTIAN  
LEWIS  
— PROPERTY —



- Two bedroom semi-detached home with parking, garage and garden
- Tons of scope
- Hugh potential to replace the kitchen and bathroom
- Private rear garden
- Offered with no onward chain
- Calling all first time buyers
- Popular spot
- Must be viewed
- Conservatory
- Well established area

## THE PROPERTY

A super home which offers great potential with ample parking, single garage and wonderful garden.

A home that has been lovingly owner for in excess of 35 years, there is bags of potential to add value and put your own stamp on it.

This well-loved property boasts two bedrooms and a host of appealing features, including a garage, conservatory, and a mature, secluded rear garden. While this home as been well maintained, there remains ample room for personalisation to suit individual tastes. The layout comprises of an entrance porch, inviting sitting room, spacious kitchen/diner, and a conservatory. Upstairs, two bedrooms and a family bathroom offer comfortable living spaces. The property's serene location, coupled with its potential, makes it a wonderful home for a whole range of potential buyers.

### Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon

Council Tax Band: We understand that the Council Tax Band for the property is Band B

EPC Rating: C

### 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.

