



79 Columbine Grove, Evesham, WR11 2LR

Guide price £275,000



CHRISTIAN  
LEWIS  
—PROPERTY—





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# 79 Columbine Grove

Evesham, WR11 2LR

- Three bedroom
- Driveway with parking
- Semi-detached
- Must be viewed
- Well presented
- Well established area
- Useful large Utility/Boot Room/Office
- Highly popular location
- Front and rear garden
- Downstairs w/c

A well presented semi-detached home situated on the popular Thistledown estate with the added benefit of a large utility/boot room/office space.

A great opportunity to purchase a three bedroom family home situated on this popular estate. Having been well maintained by the current owners this home has lots of benefits. The property comprises of; hall, w/c, lounge/diner, kitchen and utility. Upstairs there are three bedrooms and a family bathroom. Other benefits include spacious rear garden, driveway and ample parking.



## 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 C

EPC Rating: D

## 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.









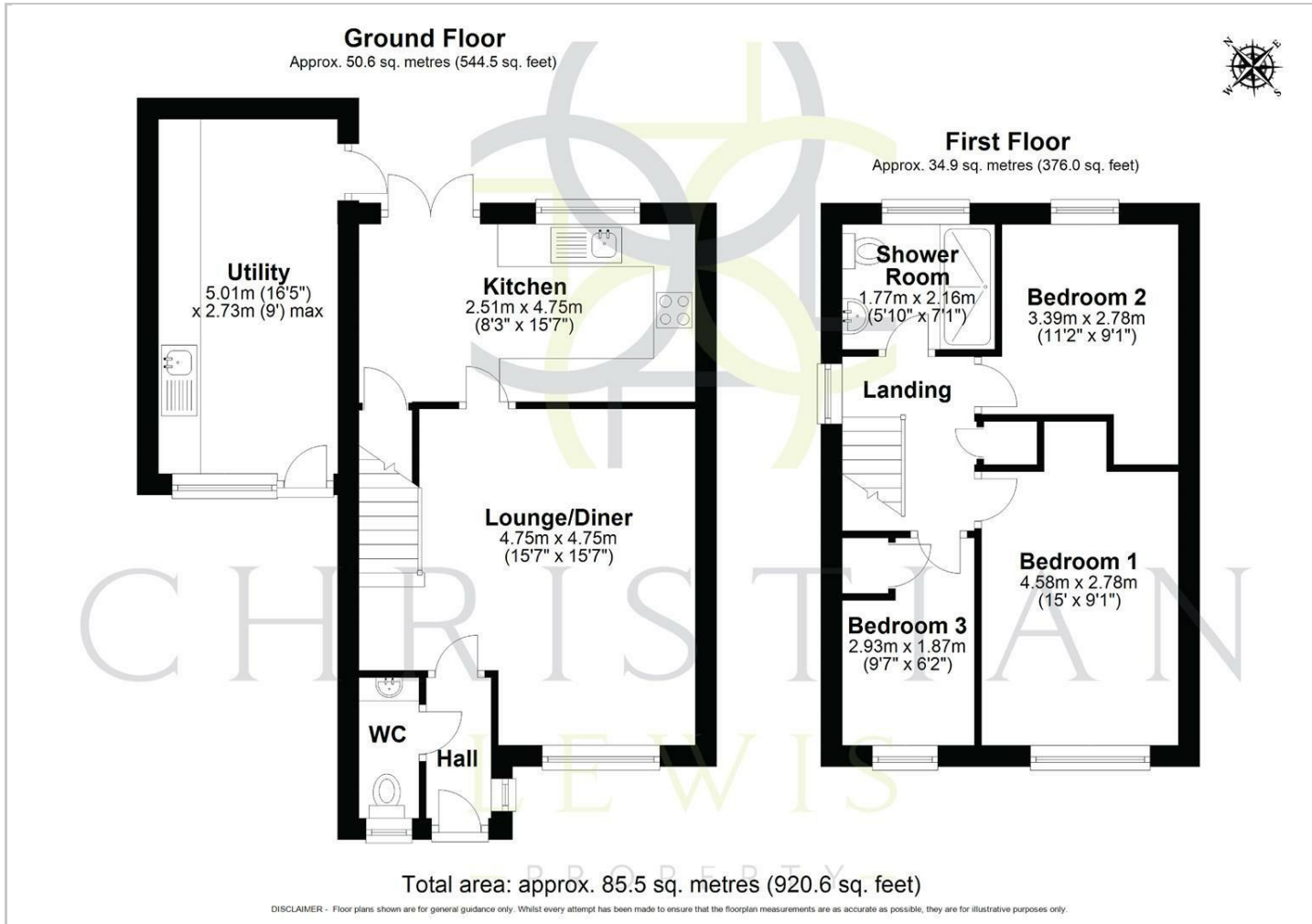


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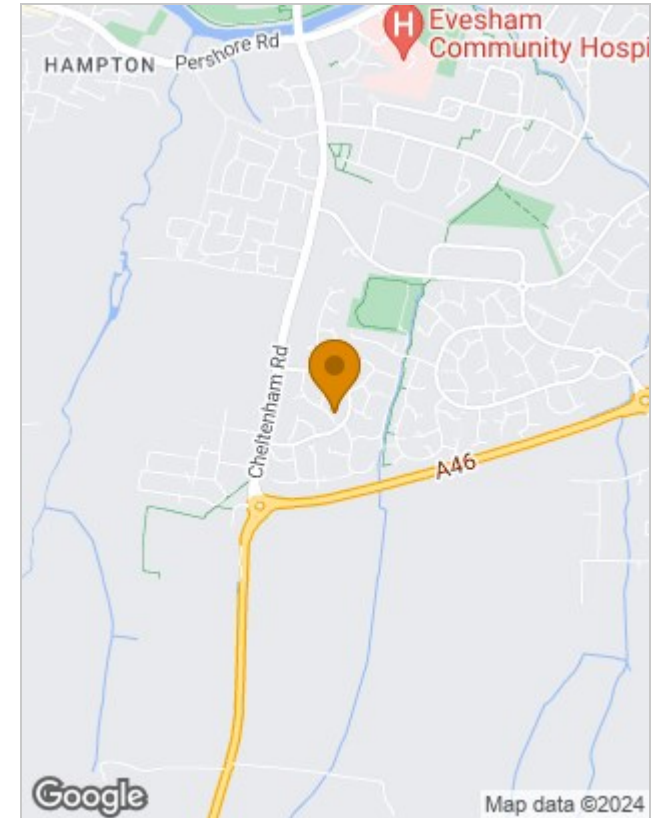


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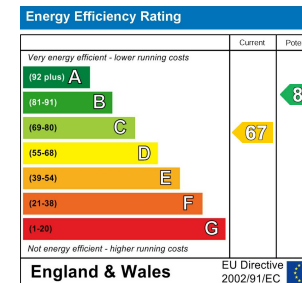
## Floor Plans



## 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.