



2 Laburnum Cottages Boat Lane, Evesham, WR11 8RS

Offers over £400,000

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2 Laburnum Cottages Boat Lane

Evesham, WR11 8RS

- Four double bedrooms
- Two bathrooms
- In the heart of the village of Offenham - Walking distance to the riverside pub, village shop and much more
- Greatly extended
- Must be viewed to appreciate the size, flexibility and scope on offer
- The ability to run a business or to create a self contained annexe
- Refurbished
- Driveway and parking for one car
- Huge amount of living space
- South facing, private rear garden

This much improved and spacious *1,646 sqft* semi-detached home features four double bedrooms and two bathrooms, nestled in the heart of Offenham.

If you're seeking a property that allows for working from home, No. 2 Laburnum Cottages is a beautifully extended and renovated family home that offers remarkable flexibility. It's ideal for a range of buyers, particularly those looking to run a business from home or even create a self-contained annexe.

The current owner has thoughtfully refurbished the property, resulting in an impressive amount of living space that must be seen to fully appreciate. The ground floor includes an entrance hall, a modern kitchen/breakfast area with an island, a spacious lounge with sliding doors opening to the south-facing rear garden, a studio, study, utility room, and a convenient W/C.

Upstairs, you'll find four generous double bedrooms, with the master bedroom boasting fitted wardrobes and an ensuite bathroom, along with a separate family bathroom.

Outside, the property offers a driveway with parking for one car and a well-maintained, south-facing garden, mainly laid to lawn and featuring a charming summer house.



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 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.





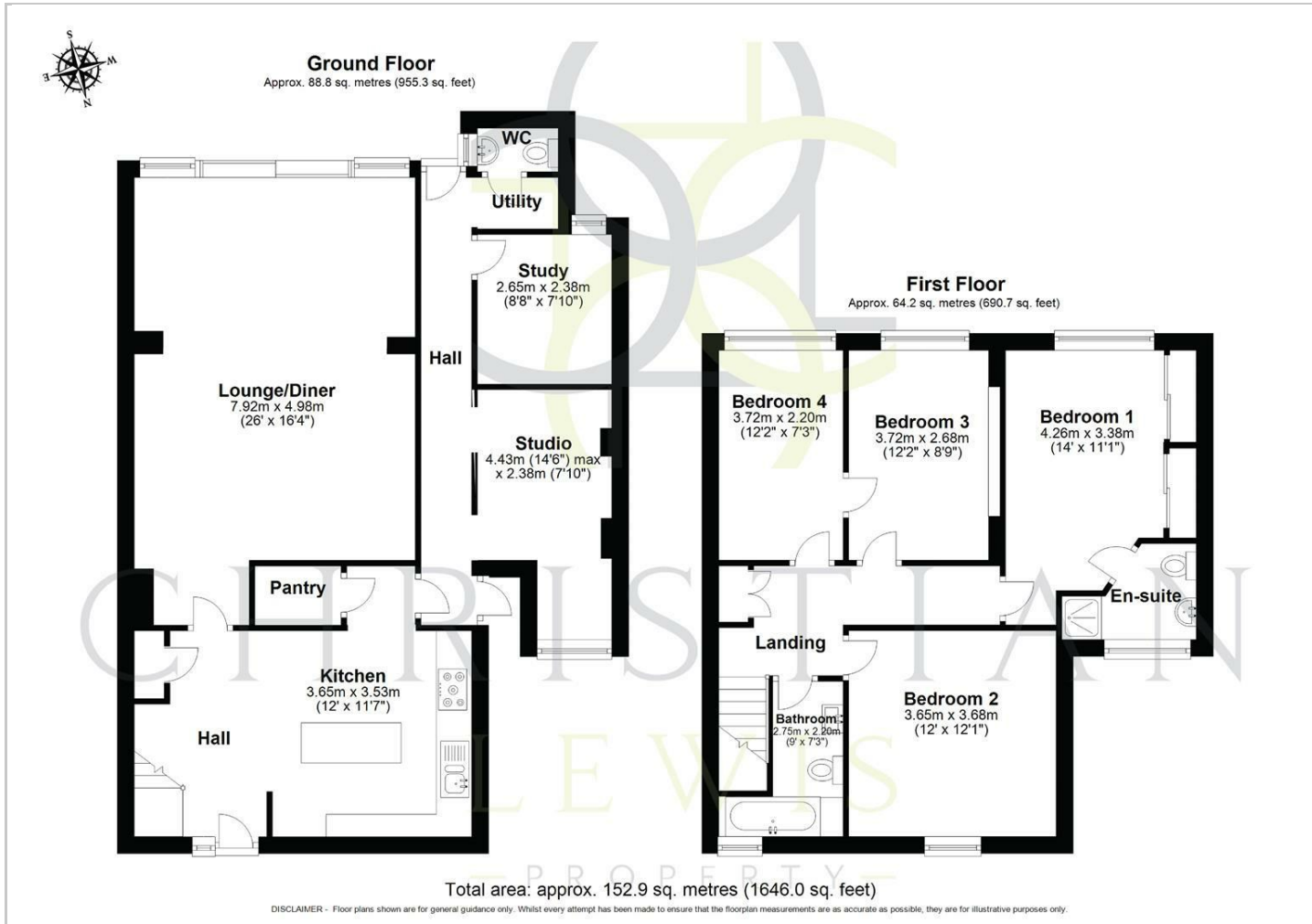


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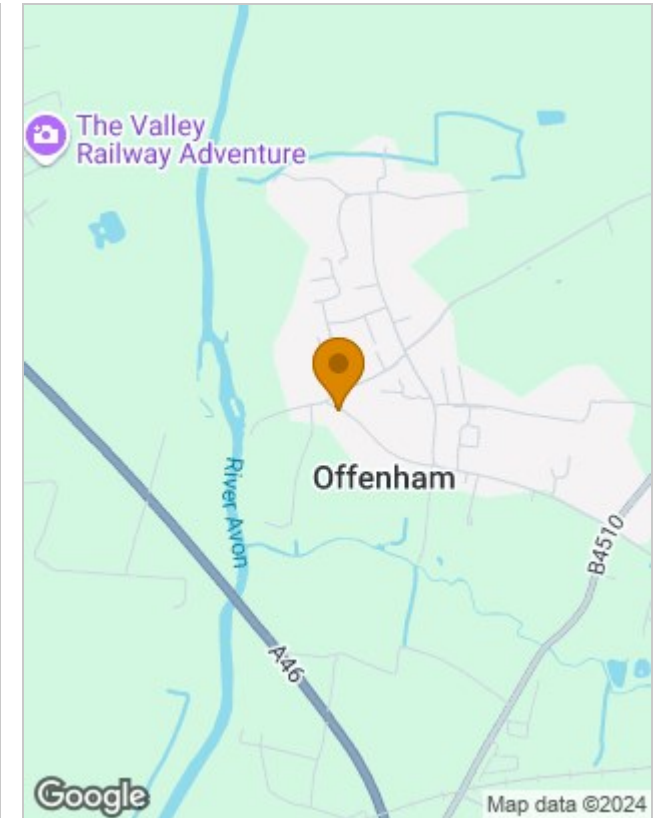


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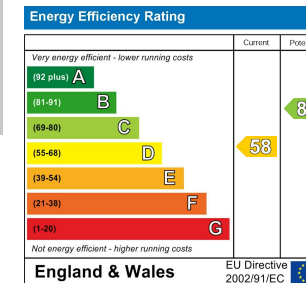
Floor Plans



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.