



48 High Street, Evesham, WR11 7PQ

Offers over £500,000







# 48 High Street

## Evesham, WR11 7PQ

- Four bedrooms, one of which being a useful downstairs bedroom
- Non estate position
- Kitchen/diner
- Highly sought after village of Honeybourne
- Must be viewed
- Detached
- Ample parking and large driveway
- Utility
- Sitting room with multi fuel burner
- Offers tremendous value

A detached family home situated on the High Street in Honeybourne, with large driveway.

A spacious four-bedroom family home located just a short walk from Honeybourne Academy Primary School. The property features a comfortable sitting room, a modern kitchen-diner, a cloakroom, a utility room, and a versatile ground-floor bedroom. Upstairs, you'll find three additional bedrooms and a family bathroom. Completing the home is an integral garage, a driveway for convenient parking, and well-maintained front and rear gardens.

The front door opens into a welcoming hallway with access to all principal rooms. A convenient downstairs cloakroom includes a WC and hand basin. The sitting room features a charming fireplace with a multi-fuel stove and French doors leading to the rear garden. The spacious kitchen-diner is well-equipped with a range of wall and base units, providing ample space for family living. A rear hallway, currently used as a utility area, connects to a versatile ground-floor bedroom with its own private entrance from the driveway.

Upstairs, there are three well-proportioned bedrooms and a family bathroom, with two useful storage cupboards on the landing.

Outside, the property benefits from a driveway with ample parking, an integral garage, and side access leading to the rear garden. The garden includes a patio area near the house, with the remainder mainly laid to lawn, along with a practical shed and greenhouse.



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### 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 E

**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.



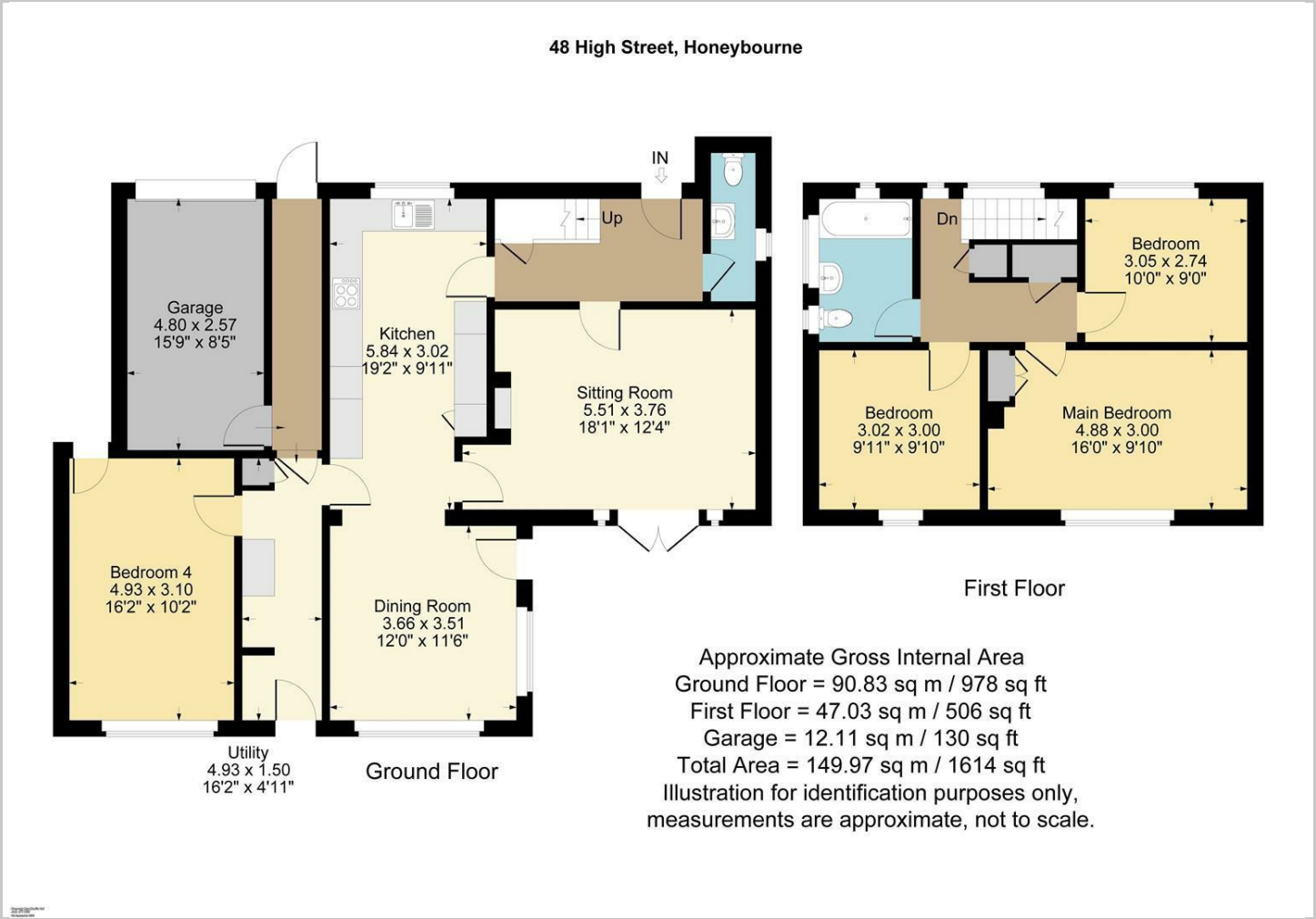








Floor Plans



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.

Location Map



Energy Performance Graph

