



25 Huxleys Way, Evesham, WR11 4BU

Asking price £185,000







CHRISTIAN  
LEWIS



# 25 Huxleys Way

Evesham, WR11 4BU

- Two bedroom starter home
- Allocated parking
- Ideal starter home or investment
- Walking distance to the train station, shops and riverside walks
- Scope to add value
- Close to amenities
- Garden
- Great value
- Double glazed
- Must be viewed

This two-bedroom terraced house is ideally situated within walking distance of the town centre, offering convenient access to local shops, restaurants, and amenities.

Upon entering the property, you are welcomed into a bright and inviting entrance hall that leads to a spacious sitting room, perfect for relaxation or entertaining guests. The well-appointed kitchen provides ample storage and workspace, making it ideal for home cooking. Upstairs, the property features two generously sized bedrooms, both offering comfortable living spaces, along with a modern family bathroom. Externally, the home benefits from a private rear garden, providing a lovely outdoor retreat. Additionally, off-road parking is available via an allocated space, ensuring convenience for residents.

This property presents an excellent opportunity for first-time buyers, small families, or investors looking for a well-located home.

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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 B

EPC Rating: TBC

## 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.

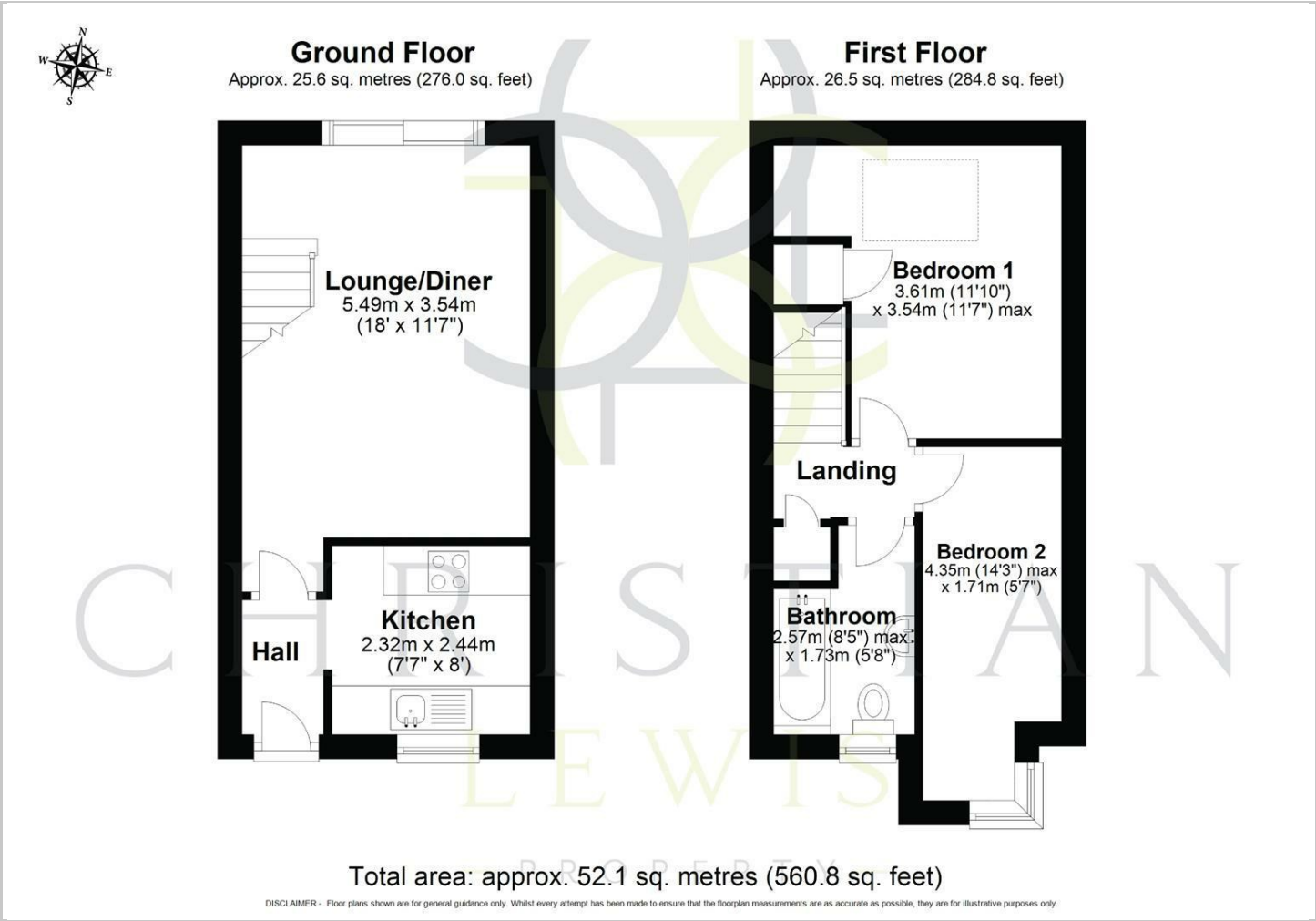








Floor Plans



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		