



9 Falkland Road, Evesham, WR11 1XS

Offers over £325,000





CHRISTIAN
LEWIS

9 Falkland Road

Evesham, WR11 1XS

- Four bedroom detached family home
- Ample parking
- Extended
- Must be viewed
- Scope to add value
- No onward chain
- Single garage
- Popular location
- Great value
- Three reception rooms

This extended and beautifully presented four-bedroom detached family home is located in a highly sought-after area, close to a range of local amenities.

A paved driveway provides off-road parking and leads to the front door, opening into a welcoming entrance hallway. Here you'll find a spacious coats cupboard and access to the sitting room, dining room, and breakfast kitchen. The bright and airy sitting room features a bay window to the front. The formal dining room enjoys direct access to the rear garden via patio doors and includes stairs rising to the first floor.

The extended breakfast kitchen is well-equipped with a comprehensive range of wall and base units, roll-top work surfaces, and access to both the inner hallway and the garden. Off the inner hallway is a convenient downstairs WC and internal access to the garage, which is fitted with power and lighting.

Upstairs, the property offers four generously sized bedrooms, a stylish and recently updated family bathroom, and a separate WC. The rear garden is fully enclosed for privacy and designed for ease of maintenance, with a combination of patio and gravelled areas, plus a garden shed.



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Additional Information

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

Local Authority: Wychavon

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

EPC Rating: D

Disclaimer

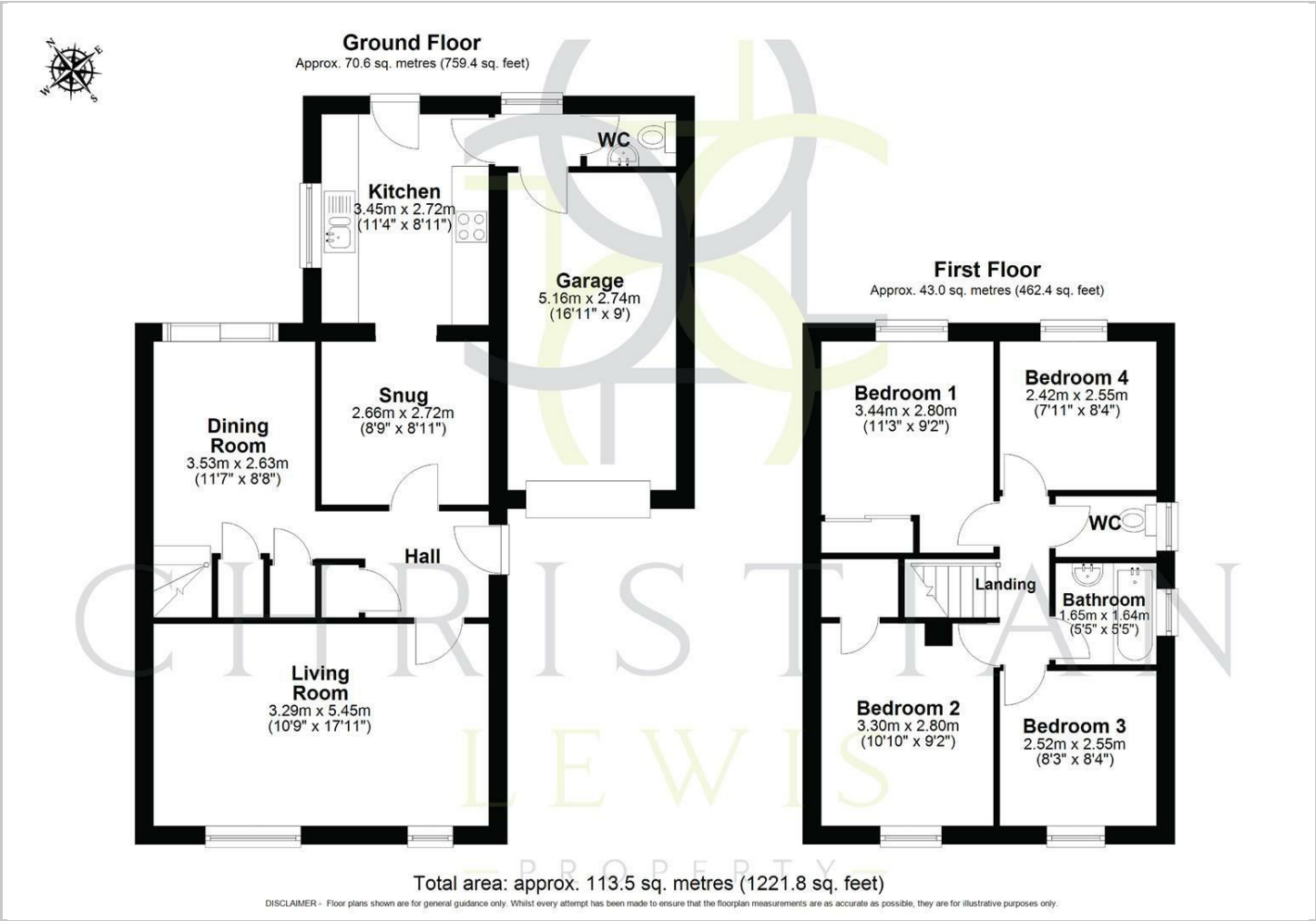
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Floor Plans

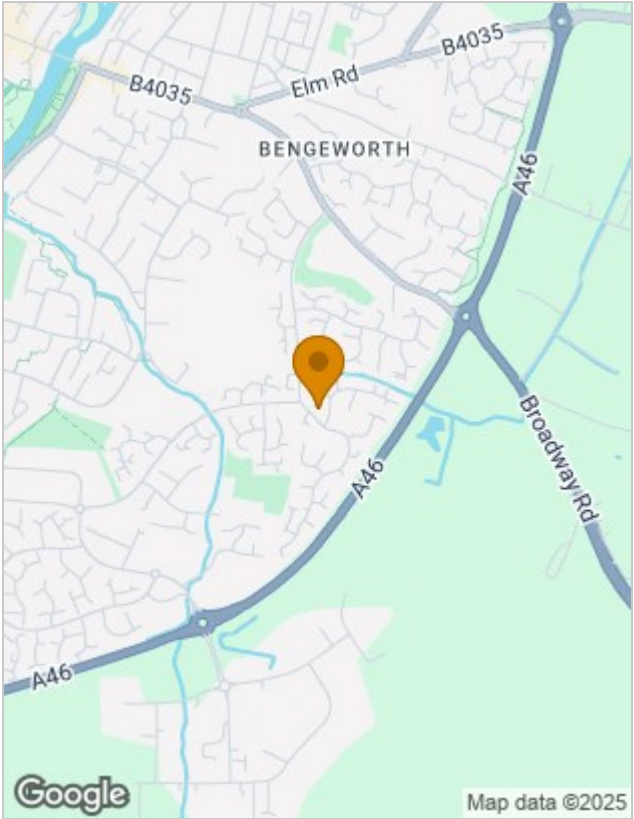


Viewing

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

