



40 Burlingham Avenue, Evesham, WR11 3EF

Offers over £325,000





CHRISTIAN
LEWIS

40 Burlingham Avenue

Evesham, WR11 3EF

- A traditional semi-detached family home
- Large gardens
- Chain free
- Highly sought after location
- Scope to extend (STPP)
- Parking
- Three bedrooms
- Quality spec

An excellent opportunity to acquire this beautifully upgraded and well-presented three-bedroom semi-detached home, ideally situated on the desirable Burlingham Avenue on the outskirts of the popular market town of Evesham.

Finished to a high standard throughout, the accommodation briefly comprises: an inviting entrance hall, a spacious front reception room featuring a large bay window and attractive fireplace, and an open-plan kitchen/dining area fitted with a modern kitchen, another character fireplace, and access to both the side lobby and rear garden. The side lobby includes a utility room and a W.C., with further access to the garden.

Upstairs, the property offers two generously sized double bedrooms, a well-proportioned single bedroom, and a stylish modern bathroom.

Externally, there is a private driveway providing off-road parking for two to three vehicles. The large, mature rear garden offers plenty of outdoor space, and there is exciting potential to extend the property to the rear or convert the loft into additional living space (subject to the necessary planning permissions).

Offered with no onward chain, early viewing is strongly recommended to fully appreciate all that this fantastic home has to offer.

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Additional Information

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

Local Authority: Wychavon District Council

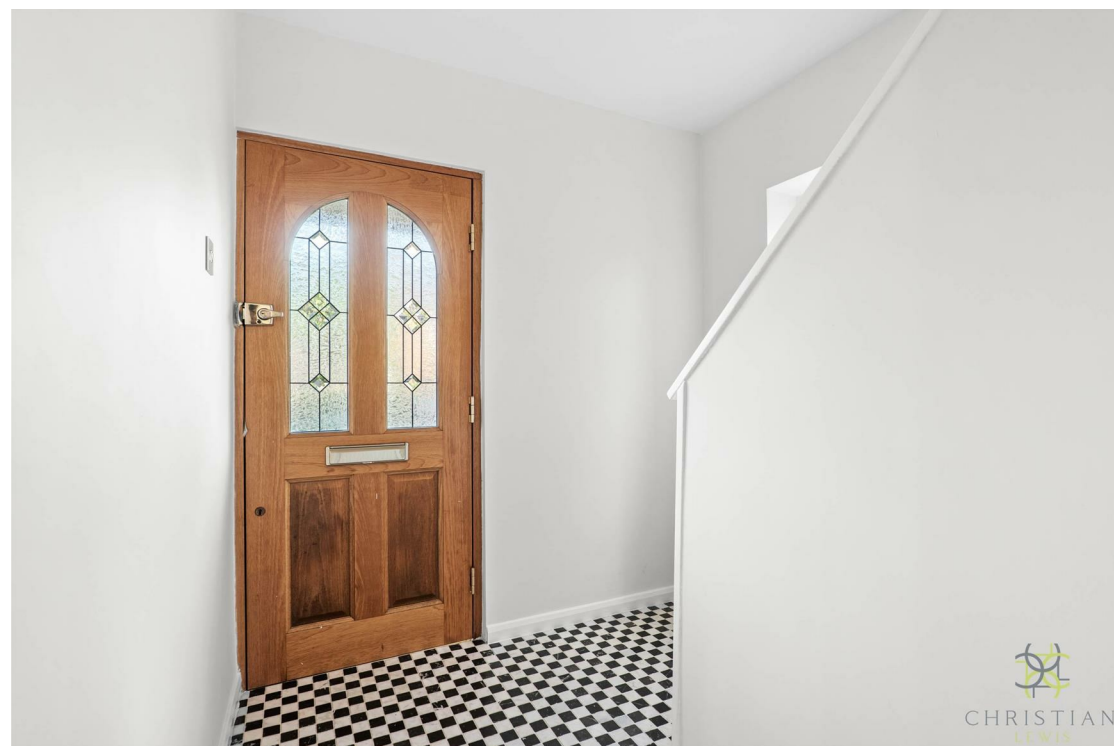
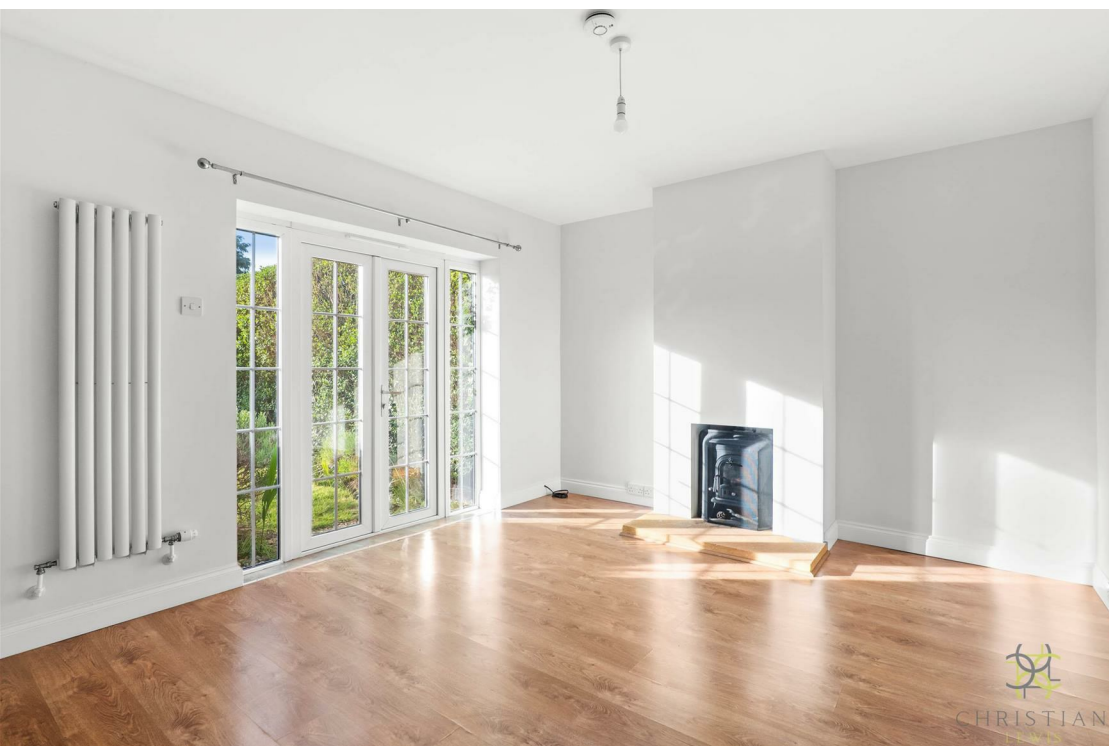
Council Tax Band: We understand that the Council Tax Band for the property is Band C

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.

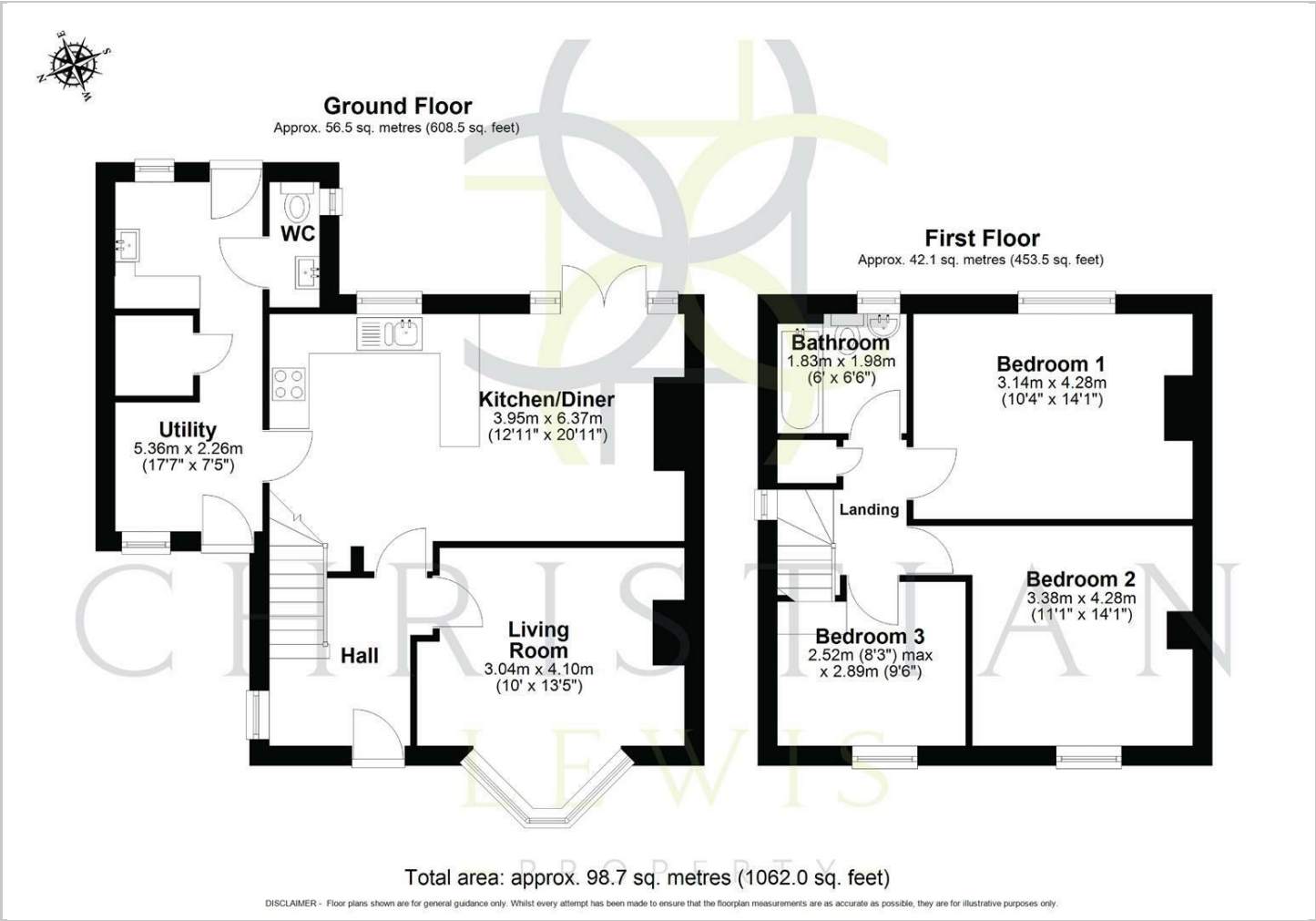






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Floor Plans

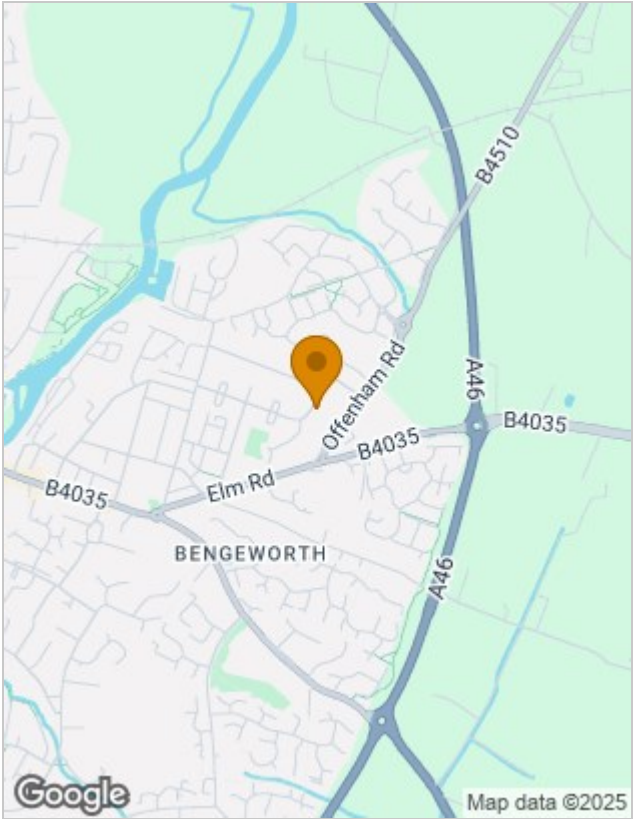


Viewing

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

