



12 Balmoral Close, Evesham, WR11 4QN

£185,000



CHRISTIAN
LEWIS
—PROPERTY—



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£185,000

Fantastic value three bedroom family home.

Nestled in the quiet and desirable cul-de-sac of Balmoral Close, this spacious three-bedroom family home offers excellent value and is ideally located within the highly regarded Prince Henry's High School catchment area.

Perfectly positioned for convenience, the property is within easy walking distance of the town centre, train station, and local amenities, making it a superb choice for families, commuters, or anyone looking to enjoy a well-connected yet peaceful lifestyle.

Offered to the market with no onward chain, this home presents a fantastic opportunity for buyers to personalise and modernise to their own taste. The accommodation includes a welcoming porch, a generously sized living room ideal for family gatherings, a functional kitchen, and a bright conservatory that adds valuable living space and overlooks the garden.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom, providing ample space for growing families or those needing a home office or guest room.

Additional highlights include a low-maintenance rear garden—perfect for relaxing or entertaining—and a newly built single garage, offering secure parking or additional storage.

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.

Additional Information

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

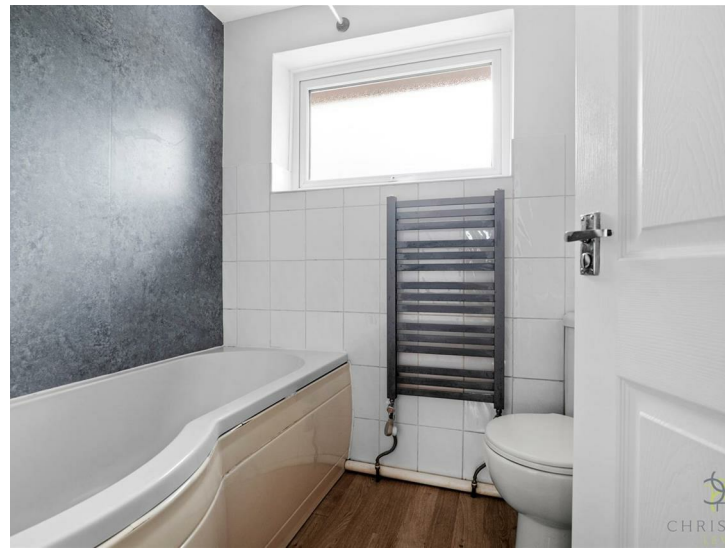
Local Authority: Wychavon District Council

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

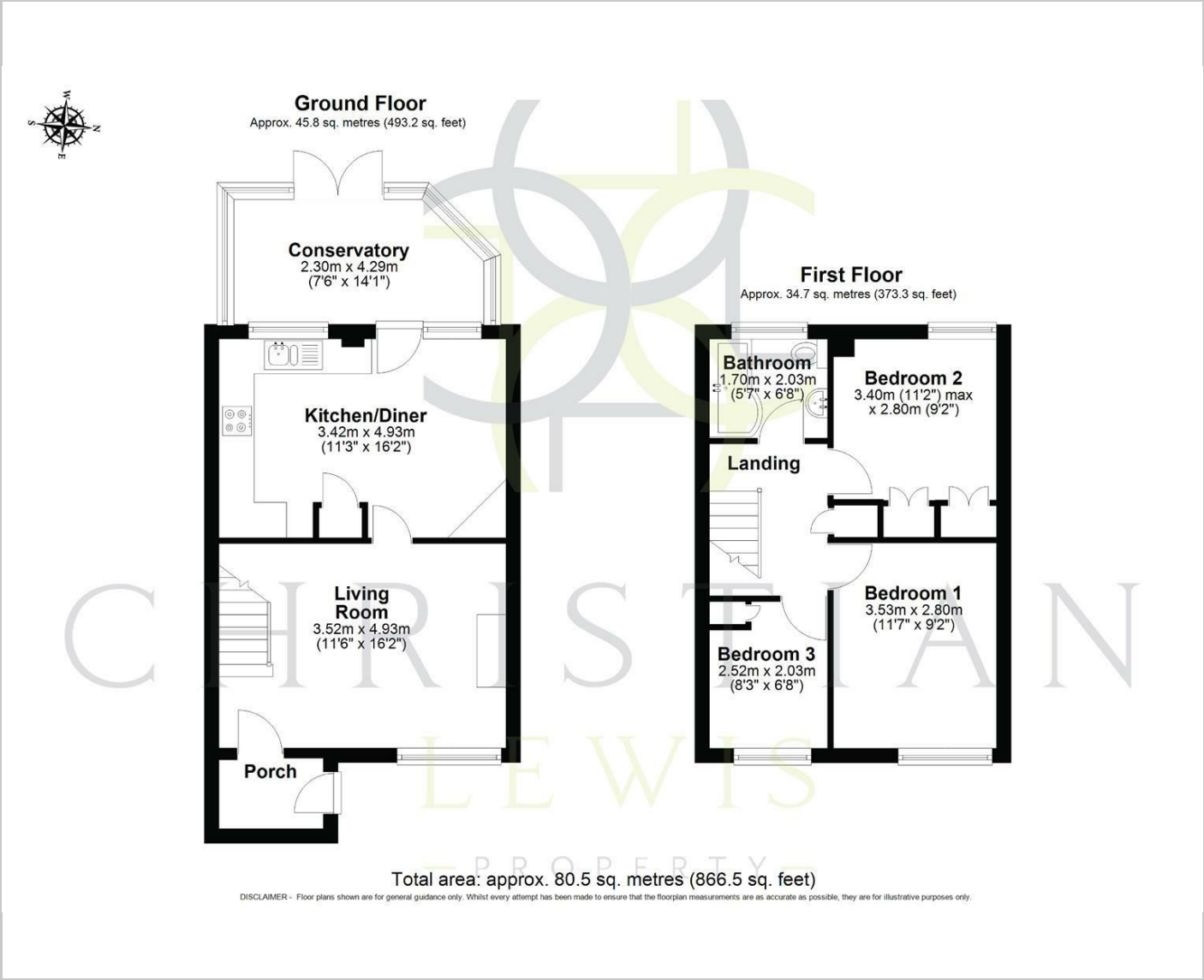
EPC Rating: D

Agents note - There was some movement caused by vegetation in close proximity to the property in 2019 which has since been rectified. Works included the below;

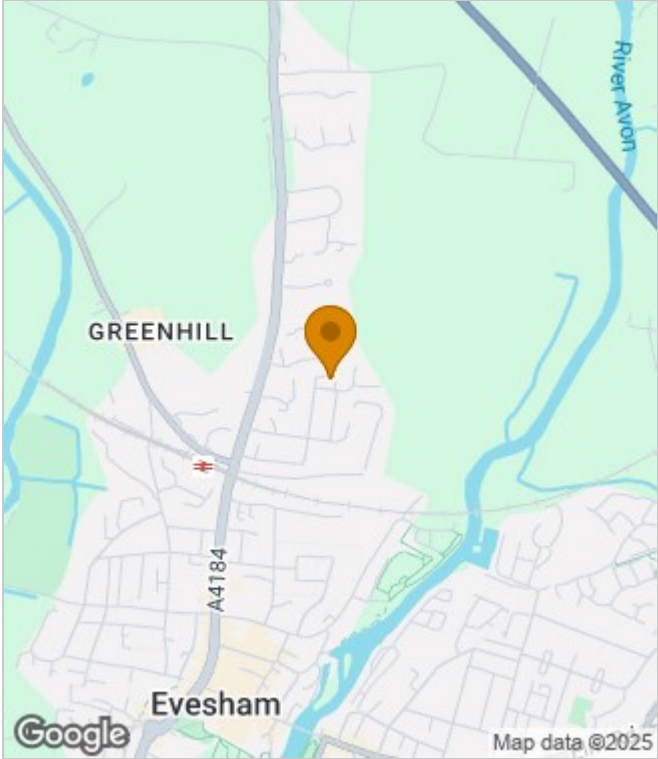
Demolish and rebuild rear and side garage wall on new deep strip foundation and external repointing and redecoration of main house and conservatory following removal of offending vegetation. Following removal of implicated vegetation a period of monitoring was carried out that confirmed foundation stability to the house.



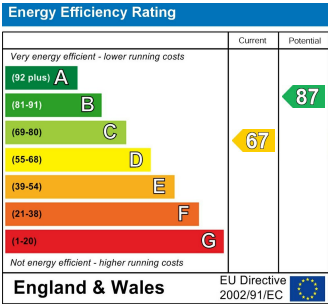
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.