



103 Falkland Road, Evesham, WR11 1YS

Offers in the region of £360,000



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CHRISTIAN  
LEWIS  
PROPERTY



Offers in the region of £360,000

# 103 Falkland Road

Evesham, WR11 1YS

- Four bedroom, two bathrooms
- Private rear garden
- Single garage plus parking
- Situated at the end of the road with no passing traffic
- Show home condition
- Detached

#### LOCATED AT THE END OF THE ROAD WITH NO PASSING TRAFFIC PLUS PRIVATE REAR GARDEN WITH ISN'T OVERLOOKED

A beautifully presented four-bedroom detached family home, tucked away at the end of a quiet cul-de-sac in a sought-after area of Evesham. This spacious and adaptable property provides generous living space throughout, ideal for modern family life, with the added advantage of a private rear gate offering a convenient shortcut to local amenities, schools, and green spaces.

On entering, you are greeted by a bright and welcoming hallway leading to a generous lounge, perfect for relaxation, featuring a large window that fills the room with natural light. To the rear, a separate dining area offers an excellent space for family meals and entertaining, with direct access to the garden. The kitchen is well-equipped with plenty of storage and work surfaces, delivering a practical and functional layout. The ground floor is completed by a handy utility room and a convenient WC.

Upstairs, there are four well-proportioned bedrooms, including a spacious master with an ensuite. The remaining three bedrooms are versatile and can serve as children's rooms, guest accommodation, or a home office. A modern family bathroom provides a stylish and functional finish.

Externally, the property benefits from a peaceful location at the end of the cul-de-sac, with driveway parking and a single garage. The fully enclosed rear garden features a raised lawn and paved patio areas, ideal for outdoor dining and relaxation.

This is a rare opportunity to acquire a family home in a tranquil yet well-connected location, offering a perfect blend of comfort and convenience.



#### Additional Information

Tenure: Freehold

Local Authority: Wychavon

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

EPC Rating: C

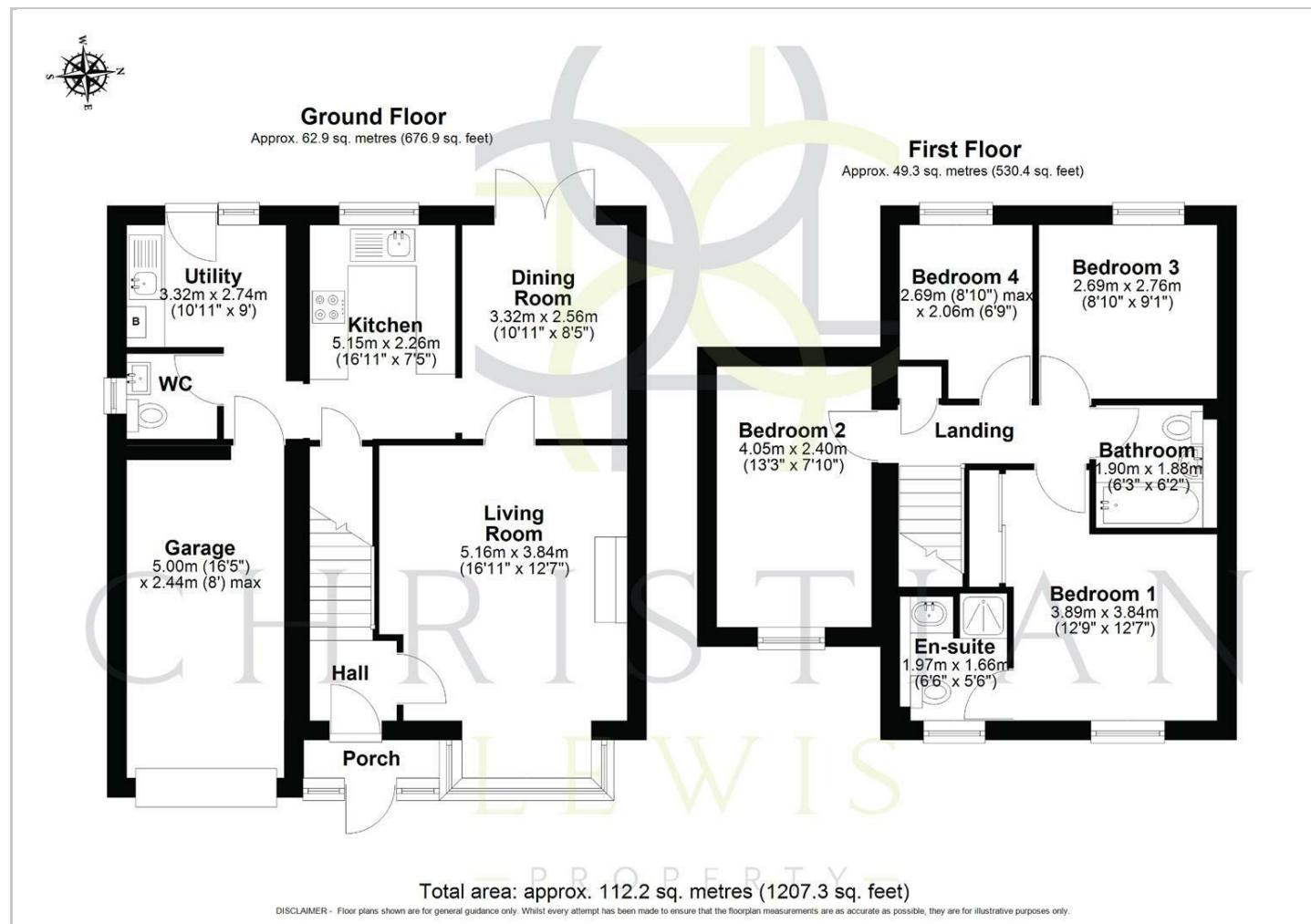
#### Disclaimer

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.

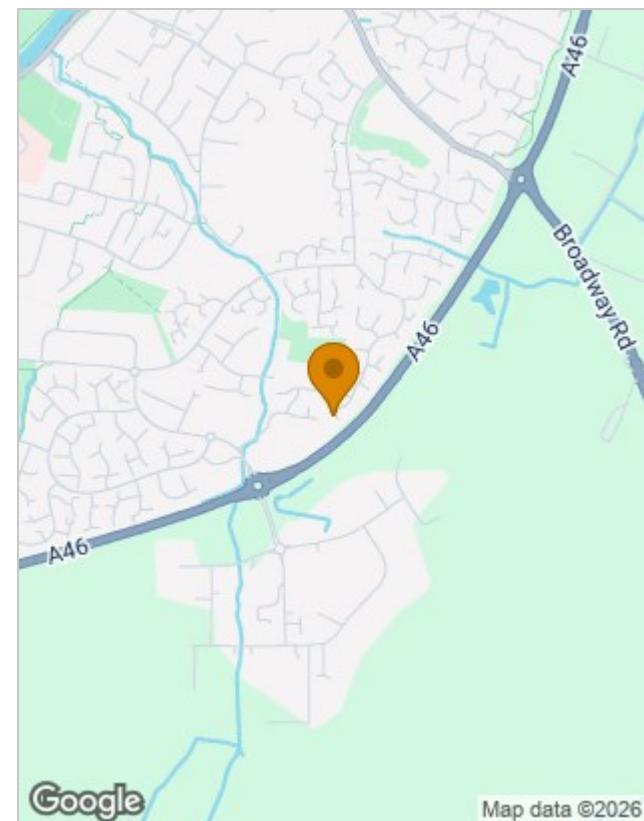




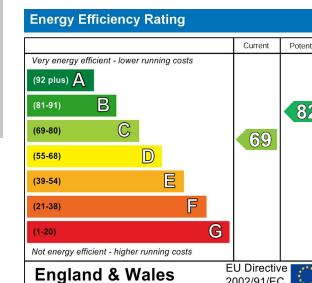
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.