



37 Bewdley Street, Evesham, WR11 4AQ

Offers over £169,950





37 Bewdley Street

Evesham, WR11 4AQ

- Well-presented two-bedroom mid-terrace home
- Spacious open-plan lounge and dining area
- Generous rear garden, larger than typically found with similar properties
- Good access to local amenities and transport links
- Convenient location within easy reach of Evesham town centre
- Two well-proportioned bedrooms
- Ideal first-time purchase or investment opportunity
- Viewing highly recommended

**** No Chain**** Set within easy reach of Evesham town centre, this well-presented two-bedroom mid-terrace home offers a superb balance of character, practicality, and everyday convenience. The property provides well-proportioned accommodation throughout, making it an appealing choice for those seeking a home that is ready to move into while still offering scope to make it their own.

The ground floor is centred around a spacious open-plan lounge and dining area, creating a bright and sociable living environment. This versatile space lends itself perfectly to both relaxing evenings and entertaining, with a natural flow through to the rear of the property. The kitchen is fitted with a range of modern units and work surfaces, thoughtfully arranged to maximise both storage and usability.

Upstairs, the property continues to impress with two well-sized bedrooms, including a generous main bedroom, alongside a well-maintained shower room. The layout is both practical and comfortable, ideally suited to modern day living.

Externally, the property truly stands out with its exceptionally generous rear garden. Offering far more space than typically found with similar homes, it provides a fantastic outdoor area with plenty of potential for enjoyment, whether that be gardening, entertaining, or simply relaxing.

The location offers excellent convenience, with the town centre, local amenities, and transport links all within easy reach, making day-to-day living straightforward and accessible.

This is a fantastic opportunity for first-time buyers looking to get onto the property ladder, or investors seeking a well-located addition to their portfolio. Early viewing is highly recommended to fully appreciate what this home has to offer.



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Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band B
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.

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

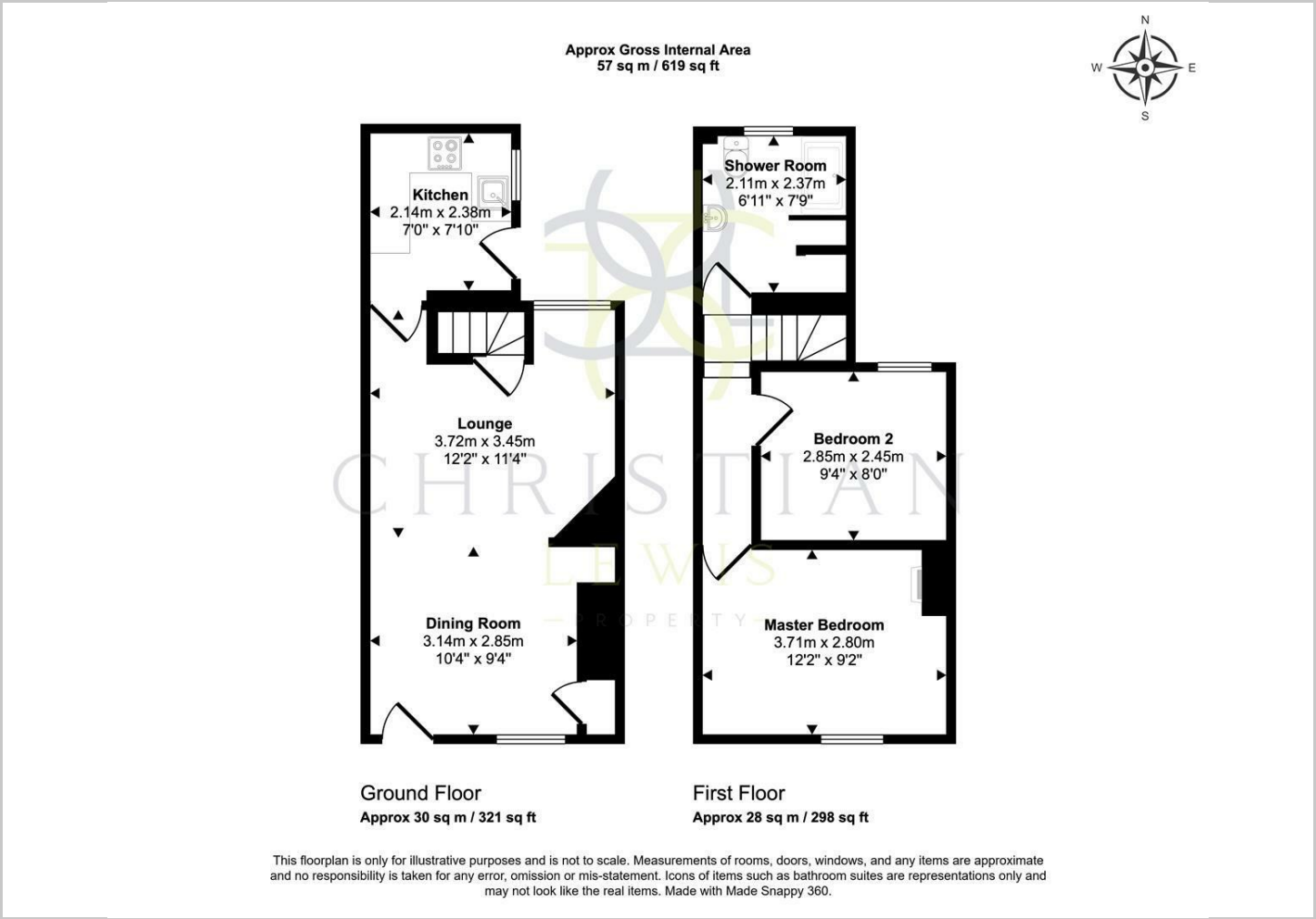
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.





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

