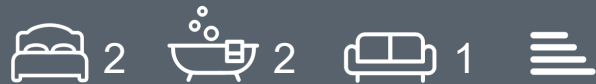




5 Brookside, Evesham, WR11 2ND

Asking price £240,000





# 5 Brookside

Evesham, WR11 2ND

- Two bedrooms, two bathrooms
- Secluded private garden
- Must be viewed to be fully appreciated
- Oozing with character and charm
- Close to the town and riverside walks
- Charming and quaint

Charming Grade II Listed Cottage | Chain Free | Private & Peaceful Setting | Generous Garden | Two Bedrooms with Two En-Suite Bathrooms

Offered to the market bursting with character and charm, this delightful Grade II Listed character cottage is a truly unique hidden gem, tucked away along a peaceful, tree-lined lane and enjoying a wonderfully private setting. Bursting with charm and period features, the property has been thoughtfully improved by the current owners while retaining its character and appeal.

Ideally positioned with picturesque riverside walks close by, the cottage offers a rare opportunity to enjoy tranquil surroundings without compromising on convenience.

Upon arrival, there is a parking area, followed by a short and idyllic walk through the attractive setting to the property itself, immediately creating a sense of privacy and escape.

The accommodation is both versatile and well-presented throughout. The ground floor features a welcoming open-plan lounge and dining area, providing a comfortable space for relaxing and entertaining, alongside a fitted kitchen. Also located on this floor is the second bedroom, which benefits from its own en-suite shower room, making it ideal for guests, family members, or flexible living arrangements.

To the first floor, the principal bedroom enjoys a peaceful outlook and is complemented by a spacious en-suite bathroom, creating a comfortable and private retreat.

Externally, one of the standout features of the property is the generous and secluded garden, offering an excellent space for outdoor dining, gardening, or simply enjoying the peace surroundings.

Asking price £240,000



## 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 C

EPC Rating - Exempt

## 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.



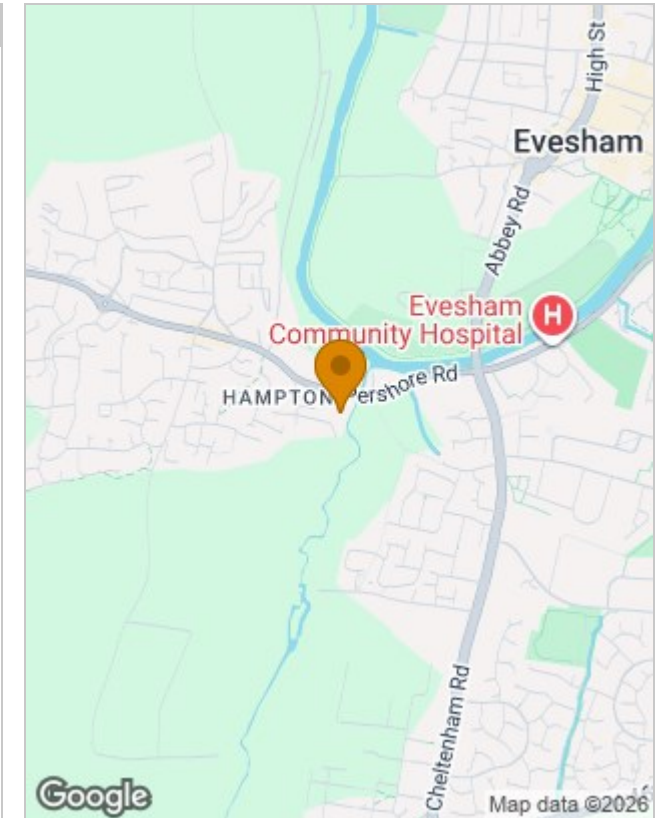




## Floor Plans



## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 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.