



2 Evesham Street  
Alcester  
B49 5DN

Guide Price £375,000

Address: 35 High Street, Alcester, B49 5AF - Email: [info@earlesgroup.co.uk](mailto:info@earlesgroup.co.uk) - Telephone: 01789 330 915

\*\*\* Detached Property Containing 4 Self Contained Flats\*\*\*

A rare investment opportunity located in the heart of Alcester. This substantial property on Evesham Street comprises four self-contained one-bedroom flats arranged across the ground and first floors, offering a combined floor area of approximately 160.8 sq. metres (1,731 sq. ft.).

The ground floor (Flats 3 & 4) features two well-proportioned one-bedroom apartments, each with its own living room, bedroom, kitchen or kitchen/breakfast room, and shower room. Both flats benefit from access via communal entrance halls and include additional storage/cloaks areas.

The first floor (Flats 1 & 2) offers two further one-bedroom apartments, each comprising a living room, bedroom, fitted kitchen, and shower room. The layout includes a central landing and separate entrance halls for each flat, ensuring privacy and easy access.

With spacious rooms, practical layouts, and a central location close to Alcester's amenities, this property presents an excellent buy-to-let investment or potential for further development (subject to planning).

### Additional Information

#### Services:

Mains gas, electricity, water and drainage are connected to the property.

#### Broadband and Mobile:

Ultrafast Broadband Speed is available in the area, with predicted highest available download speed 1800 Mbps and highest available upload speed 220 Mbps. For more information visit: <https://checker.ofcom.org.uk/>  
Mobile signal coverage (both voice and data) is available from the four major providers (O2, EE, Three, and Vodafone), with outdoor availability being rated 'Good/Variable' and the indoor availability being rated 'Good/Variable'. For more information, please visit: <https://checker.ofcom.org.uk/>.

#### Council Tax:

Stratford-upon-Avon District Council - Band B

Tenure: The property is freehold.

#### Flood Risk:

Rivers and the sea

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2036 and 2069- LOW

#### Surface water

Yearly chance of flooding - VERY LOW

Yearly chance of flooding between 2040 and 2060 - VERY LOW

For more information, please visit: <https://www.gov.uk/check-long-term-flood-risk>

#### Viewing

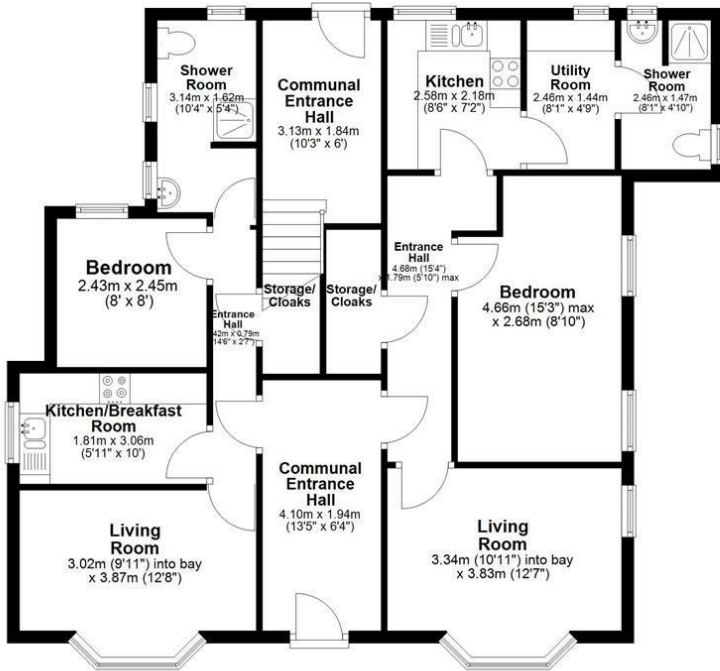
Strictly by prior appointment through John Earle on 01789 330 915.

John Earle is a Trading Style of John Earle & Son LLP  
Registered Office: Carleton House, 266-268 Stratford Road,  
Shirley, B90 3AD  
Reg. No. OC326726.



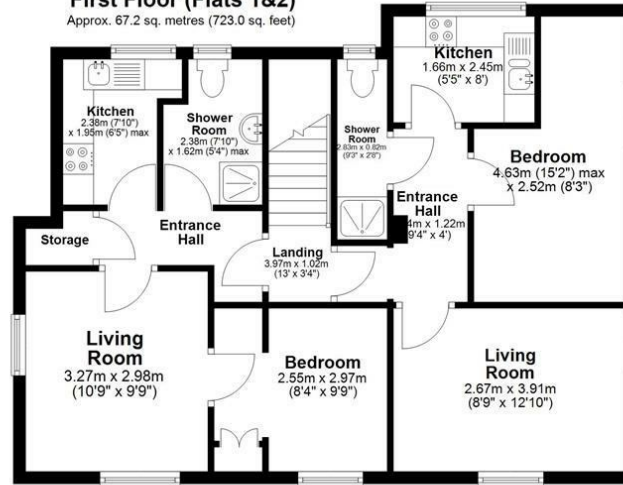
### Ground Floor (Flats 3&4)

Approx. 93.6 sq. metres (1008.0 sq. feet)



### First Floor (Flats 1&2)

Approx. 67.2 sq. metres (723.0 sq. feet)



Total area: approx. 160.8 sq. metres (1731.0 sq. feet)



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>67</b>	<b>71</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

